

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

Tuesday, July 20, 2010 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. **CALL TO ORDER**

2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR July 6, 2010**

3. **APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 GEORGE CAMERON – CASE NO. 10-21V

Consider a **Variance** from the front yard setback to construct a building 20 feet from the front property line whereas 30 feet is required. This request is for the new Cameron's liquor store site located along Concord Blvd.

Planning Commission Action _____

3.02 VERMILLION STATE BANK – CASE NO. 10-22CPR

Consider the following requests for property located at 2975 – 80th Street:

A.) A **Major Site Plan Review** to allow the construction of a 2,000 square foot building addition.

Planning Commission Action _____

B.) A **Conditional Use Permit** to exceed the impervious surface maximum in the Shoreland District.

Planning Commission Action _____

4. **OTHER BUSINESS**

5. **ADJOURN**

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, July 6, 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
Dennis Wippermann
Harold Gooch
Tony Scales
Pat Simon

Commissioners Absent: Damon Roth (excused)
Christine Koch (excused)
Mike Schaeffer

Others Present: Allan Hunting, City Planner
Heather Botten, Associate Planner

APPROVAL OF MINUTES

The minutes from the June 1, 2010 meeting were approved as submitted.

CITY OF INVER GROVE HEIGHTS – CASE NO. 10-20ZA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the prohibition of outdoor wood burners/boilers (“OWBs”) or regulation of OWBs through establishment of performance standards for OWBs including, but not limited to, minimum setbacks, minimum stack or chimney height, use only in certain zoning districts, times of operation, and acceptable burning materials. 11 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that recently the City Council passed a moratorium on the construction of outdoor wood burners or boilers, also known as OWBs, within the City to permit time to further study their potential regulation. The City Council then directed staff to hold a public hearing to consider the prohibition of OWBs or the regulation of OWBs through the establishment of performance standards. These performance standards would only apply to OWBs and not fireplaces, fire pits, or indoor wood stoves. She advised there are currently five known OWBs located in the City and the issue originally arose from a complaint received by a resident regarding an existing OWB and the concern of health hazards. She stated many OWBs are significantly more polluting than other home heating devices. She advised they can create heavy smoke, especially when used improperly, are located too close to property lines or nearby homes, or have smoke stacks that are not tall enough. Ms. Botten requested that the Commission discuss the following alternatives: 1) doing nothing at all and continue the practice of allowing OWBs but requiring a City building permit prior to installation, 2) regulate OWBs with performance standards, and 3) consider prohibiting OWBs either through the nuisance ordinance or through the zoning ordinance. At this time staff is looking for public input and direction from the Planning Commission as to how to proceed with the OWBs so a draft ordinance can be prepared for further consideration at an additional public hearing. The Planning staff does not have a recommendation at this time. Staff has received

three emails from residents (copies of which have been given to the Planning Commission) which support the prohibition of OWBs.

Chair Bartholomew asked where the most recently reported OWB was located, to which Ms. Botten replied 7038 Angus Avenue.

Chair Bartholomew asked if staff knew the approximate setbacks.

Ms. Botten replied that the lot was approximately three acres in size and was zoned Agricultural. She did not know the OWB's exact location on the lot, however, as she could find no permit for it.

Chair Bartholomew asked if a permit was required for an OWB, to which Ms. Botten replied that currently it was.

Chair Bartholomew asked when the permit process was put in place, to which Ms. Botten replied that she was unsure of the exact date but knew it was in place at least since the arrival of the current Chief Building Official.

Chair Bartholomew noted there was no permit for 11068 Albavar Path and asked what year it was installed, to which Ms. Botten replied she was unsure.

Commissioner Simon asked if the homeowner would be required to get a permit after-the-fact.

Ms. Botten replied she had not yet asked the Chief Building Official how he would prefer to handle the situation. She added that the homeowner would have to comply with any performance standards that were established by the City through this process.

Commissioner Gooch asked if the OWBs with permits had been inspected and were in compliance, to which Ms. Botten replied in the affirmative.

Commissioner Wippermann asked for clarification of a statement from the League of Minnesota Cities stating that "pre-existing uses that are declared a nuisance and regulated as such are not protected as lawful non-conformities".

Ms. Botten stated that the attorney in question felt that if it was considered a nuisance then it would be exempt from that legal nonconformity. However, our City Attorney interprets the ordinance as OWBs being a legal nonconformity. Therefore the City could not automatically require that existing OWBs be removed; however, they would have to comply with established reasonable conditions.

Chair Bartholomew asked if it was accurate that the City could ban future installation of OWBs if they could prove they were a nuisance, to which Ms. Botten replied in the affirmative.

Opening of Public Hearing

Robert Heidenreich, 11632 Akron Avenue, stated that in addition to the five known OWBs in the City, he also had an OWB which has been on his property since 1997.

Chair Bartholomew asked if he had a permit for his OWB.

Mr. Heidenreich replied that at the time of construction he spoke with the City's inspection clerk, who advised him that the City was not issuing permits for OWBs as there were no rules to enforce it. He stated he lived in a neighborhood of five acre lots, his OWB was 400 feet from the nearest property line and 700 feet from the nearest residence, and he had received no complaints from his neighbors.

Scott Kramer, 4301 – 64th Street, stated his home is located in the I-1, Industrial zoning district, he has owned an OWB since 1997, and has received no complaints. He questioned banning OWBs because of one complaint.

Chair Bartholomew asked Mr. Kramer what type of burner and fuel he used.

Mr. Kramer replied he used seasoned dry wood in a Central Boiler. He advised that the City noticed his boiler 3-4 years ago and requested he get a permit. However, once staff determined that it had been there since 1997 they stated it was conforming at the time.

Chair Bartholomew asked if he then received an after-the-fact permit, to which Mr. Kramer replied no permits were issued in 1997 so he was exempt.

David Gaydos, 11660 Albavar Path, stated he supported a ban on OWBs. He stated that the smoke from the two OWBs located on Albavar Path would infiltrate somebody's house no matter which way the wind was blowing because of the configuration of the neighborhood. Mr. Gaydos felt that raising the chimney height would not be effective as the smoke was heavy and fell to the ground. He stated the issue was not how many complaints had been lodged, but the fact that they were hazardous. He stated that OWBs lowered the neighboring home values.

Richard Larson, 7038 Angus Avenue East, stated he was opposed to prohibition and did not feel OWBs should be any more strictly regulated than fire pits, fireplaces, or inside wood burners which also burn wood. He stated that establishing guidelines for chimney height and types of material burned would be reasonable, and that the use of OWBs was a fairly sound environmental practice in terms of fuel.

Chair Bartholomew stated the information he received indicated OWBs were not a very efficient burner and they emitted large particulates.

Mr. Larson stated when they burn they burn efficiently, but the concern is when the forced air shuts off and the unit is idling. He stated his neighbors have no issues with his OWB.

Armando Lissarrague, 11730 Albavar Path, stated he lives on a five acre parcel and three years after he moved in his neighbors installed a large outdoor wood burner 150 feet from his property line which they use to heat a woodworking shop. He stated the OWB has turned into a major nuisance for his family. Mr. Lissarrague displayed photographs showing smoke in his back yard and deck area. He advised that OWBs create an issue different from fireplaces or indoor wood stoves because OWBs cycle between oxygen rich and oxygen deficient burning cycles which creates a thick, dangerous smoke. He advised that even with their windows and doors tightly shut the smoke filters into their home, and he is concerned about adverse health effects. He advised that the owner of the OWB raised his stack in an attempt to resolve the issue, however, the smoke still fell down to the ground.

Commissioner Hark asked when the higher stack was installed, to which Mr. Lissarrague replied December 2009.

Commissioner Hark asked if the stack was higher than Mr. Lissarrague's house, to which Mr. Lissarrague replied it was not. He advised that his home was approximately 26-28 feet in height whereas the stack was approximately 18 feet in height.

Commissioner Hark asked if the smoke was continuous or intermittent, to which Mr. Lissarrague replied it was intermittent but enough to pose a danger to his family.

Commissioner Hark asked if the smoke tended to occur at the same times every day.

Mr. Lissarrague replied that it was random, stating they have smelled smoke as early as 5:30 AM.

Commissioner Hark asked if the burner burned year round or just in the cold months.

Mr. Lissarrague advised that last year it only burned during the cold months; however, some years it has been year round. He stated at times his family was not able to use their property to hang laundry, ride horses, use the pool, etc. He stated his family members have allergies and he has coronary disease, and the particulate emissions from the OWB exacerbate these problems in addition to causing respiratory problems, colds, sore throats, and eye irritations. He advised that Federal EPA studies indicate that OWBs produce 1,000 more fine particulate matter than traditional interior gas or oil furnaces and produce 15 times more particulate pollutants per hour than EPA certified. He stated that the OWB to the south of him basically makes his property poisonous and he does not feel that Inver Grove Heights is the right location for an outdoor wood burner. Mr. Lissarrague requested that the Commission recommend to City Council the banning of all present and future OWBs, and that if there was any grandfathering of existing units that it be dealt with sternly.

Commissioner Hark asked the height difference between the shorter and taller smoke stack on the OWB south of Mr. Lissarrague.

Mr. Lissarrague stated that no matter how tall the chimney was the stack height would not resolve the problem.

Richard Elbert, 8569 Alverno Avenue, stated he has been a pipefitter since 1970, working predominantly with burners (gas, oil, wood burners, etc.). Mr. Elbert stated that stack height would not eliminate the issue as the smoke would eventually go toward the ground no matter how high the stack was. He stated that OWBs burn at low temperatures, and when burning at low temperatures the particulate matter coming out is usually large and heavy and falls to the ground. He encouraged Commissioners to look at the State of Connecticut website which advises that particulates which carry carcinogens can flow for half a mile. He stated he suffers from lung disease and he feels it is a result of working on OWBs. He stated that OWBs should be banned from Inver Grove Heights.

Chair Bartholomew questioned why OWBs have higher particulates than a fireplace or indoor wood stove, to which Mr. Elbert replied it was due to OWBs having an incomplete combustion because of the lower temperatures.

Chair Bartholomew asked if that was a requirement of the design.

Mr. Elbert replied it was a function of the design. He advised that when you burn at lower temperatures the creosote buildup inside the boiler increases tremendously whereas when you burn at a higher temperature the creosote buildup is minimal which indicates that OWBs are emitting creosote along with the smoke.

Doug May, 11780 Albavar Path, advised that he installed a boiler 4-5 years ago and always uses two year dried oak. He disagreed that OWBs burn at lower temperatures, stating he could melt steel inside his boiler. He advised that smoke is emitted when the damper opens up until the fire catches again and that a person can install devices that light the wood quicker and result in less smoke. He stated he added six feet to his chimney and plans to add another eight feet. Mr. May advised that in his opinion most smoke issues are due to temperature inversions, and that by

shutting down the OWB when a temperature inversion is anticipated a person can eliminate most smoke issues. Mr. May noted there were two emails to the Mayor from neighbors on Albavar Path who were not opposed to OWBs. He noted as well that the cities of Minneapolis and St. Paul allow garbage and wood burners in their cities.

Chair Bartholomew asked how tall Mr. May's smoke stack was, to which he replied 18 feet and he plans to add an additional eight feet.

Chair Bartholomew advised that the report he received from the State of New York was quite alarming in its description of the size of the particulates generated from OWBs.

Mr. May agreed that OWBs do emit smoke, but stated that wood is carbon neutral and that decaying wood puts out as much carbon as burning wood. He questioned what kind of restrictions would be reasonable and could completely exempt anyone from ever smelling smoke.

Chair Bartholomew stated his concern was how much particulate OWBs put into the air.

Commissioner Simon asked if Mr. May's OWB had a white or an orange performance tag, to which Mr. May replied he was not sure.

Chair Bartholomew advised that Mr. May likely installed his OWB prior to them being tagged.

Mr. May stated he was willing to work with his neighbor.

Chair Bartholomew stated the key was to control the particulate.

Scott Kramer, 4301 – 64th Street, stated that the table on Page 23 of the packet shows the grams of particulate matter per hour on various OWBs. He noted that they varied widely from one to the next and that he did his research and purchased a unit with low particulate emissions. He stated that sources could pick and choose which numbers they wanted to use in order to sway the numbers.

Chair Bartholomew asked which unit Mr. Kramer owned, to which he replied a Central Boiler. Mr. Kramer stated that the particulate totals were highly dependent on what was burned and how it was burned.

Chair Bartholomew noted that even in the best case scenario the OWB was higher in particulate matter than a conventional wood burner. He then asked Mr. May if his OWB was 85% efficient, to which Mr. Kramer replied he was unsure.

Rob Whiteford, 11665 Albavar Path, stated he lived across the street from an OWB and does not smell smoke as the prevailing winds carry the smoke towards the Koch Refinery. He stated OWBs were appropriate in a rural setting, where neighbors are not in the direct vicinity, however, he could understand it being a problem in an urban setting.

Barbara Johnson, Burnsville, stated she was affiliated with the organization 'Take Back the Air'. She advised that the City of Burnsville has banned OWBs because of their known health effects and in her opinion the issue tonight is smoke inhalation and property rights and the right for every citizen to deem their property smoke-free. She stated that burning wood produces noxious chemicals and carcinogens which can penetrate closed windows and get into a person's lungs and bloodstream. She advised that the American Lung Association's 'State of the Air 2010 Report' states that particulate pollution is dangerous to breathe and may trigger illness, hospitalization, and premature death. She stated there was no safe level of wood smoke.

Dave Gaydos, 11660 Albavar Path, stated it was difficult to determine the efficiency of different OWBs, the emission levels for various smoke stack heights, and to monitor the emissions.

Armando Lissarrague, 11730 Albavar Path, stated he has a neighbor with an indoor wood stove and it has never been a nuisance. He noted also that the Planning Commission was given an email from one of his neighbors which states he noticed smoke coming from the OWB on Albavar Path at 6:30 AM in April.

Doug May, 11780 Albavar Path, advised he did not run his OWB past March 28 so he questioned where the smoke that was seen in April was coming from.

Robert Heidenreich, 11632 Akron Avenue, agreed that sometimes smoke could be a nuisance, but he felt that establishing restrictions would eliminate most issues. He stated that smoke was most noticeable when fresh wood was put on, however, much of that smoke was actually steam caused by the snow on the wood's surface. He stated his OWB is very efficient and saves him thousands of dollars annually in fuel costs.

Armando Lissarrague, 11730 Albavar Path, stated he was informed by a realtor that living next door to an OWB could decrease his property value by \$50,000.

Planning Commission Discussion

Commissioner Scales stated he supported establishing standards and regulations of current and future boilers. He added that he was concerned about labeling something a nuisance as one person's nuisance could be another person's livelihood.

Commissioner Wippermann stated that after learning how detrimental OWBs were to the environment and to a person's health he did not feel anyone should have to live next door to one. He advised he was leaning towards banning them as he was concerned about whether it would be possible to establish standards that could guarantee citizens would not be affected by a neighboring OWB.

Commissioner Hark stated there appeared to be two issues - how to deal with future OWBs and how to deal with existing OWBs. He feels that OWBs are a health hazard and therefore future OWBs should be banned. He was unsure of how to deal with the existing OWBs, however, but felt at the very least there should be strict regulations regarding setbacks, chimney height, etc.

Chair Bartholomew stated he was appalled to discover how much particulate OWBs put in the air and he did not believe they belonged in an urban setting. He supported banning all future OWBs and establishing acceptable performance standards for existing OWBs.

Commissioner Scales stated he agreed that OWBs were a health hazard but was concerned that basing the ban on OWBs being a nuisance could lead to other issues in the future.

Chair Bartholomew recommended that the creation of appropriate performance standards be done by people or agencies knowledgeable in this area.

Commissioner Gooch recommended that all future OWBs be banned, and that existing OWBs be subject to conditions set forth by the MPCA or Minnesota Department of Health. He added there should be zero tolerance and any unit that could not meet the standards should be removed.

Commissioner Simon suggested the Planning Commission consider the OWBs on two separate motions - one for existing OWBs and one for future OWBs. She asked for clarification of the

process.

Ms. Botten explained that if tonight the Planning Commission recommends a ban on future OWBs and establishing performance standards for existing OWBs, staff would draft an ordinance banning future OWBs and prepare a list of performance standards for existing OWBs. The item would then be published in the paper and brought back to the Planning Commission for a formal recommendation to City Council.

Commissioner Wippermann noted that one of the articles in the report referenced issuing operating permits for existing OWBs and having conditions attached which would allow the City to pull the permit if the conditions were not met.

Ms. Botten stated if the Commission wanted to entertain that option she would have to run it by the City Attorney and Chief Building Official to see what would be required from them.

Commissioner Wippermann stated it would not necessarily have to be an annual permit; just something that would trigger the ability for the City to act on a non-compliancy.

Commissioner Hark supported a required permit for existing OWBs, stating there were so few in the City that inspection of the units would not be labor intensive.

Commissioner Gooch asked staff if the MPCA had guidelines in place for OWBs.

Ms. Botten replied they did not have anything official at this point; however, they were in the process of working on regulations similar to those for indoor stoves. She stated the EPA has a voluntary partnership program in place, however, which many companies have joined.

Chair Bartholomew recommended regulating existing OWBs by establishing performance standards as written in the report, including minimum setbacks, lot size requirements, smokestack height, time of operation, and also to consider requiring an operating permit.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Wippermann, to recommend the prohibition of future outdoor wood burners/boilers ("OWBs") in the City of Inver Grove Heights.

Commissioner Scales asked if they should state the basis for the recommendation.

Chair Bartholomew stated OWBs should be banned because they are a health hazard and tonight's testimony would reflect the basis.

Motion carried (6/0).

Motion by Commissioner Simon, second by Commissioner Scales, to regulate existing OWBs through the establishment of performance standards, which may include operating permits, in addition to minimum setbacks, minimum stack or chimney height, times of operation, and any other appropriate performance standards.

Commissioner Simon stated she would like a minimum of a 500 foot setback.

Commissioner Wippermann stated although he would be voting in favor of the motion, he was concerned about whether the performance standards would be definitive enough to manage specific issues on certain properties.

Motion carried (6/0).

Ms. Botten advised that the current timeline indicates that staff will send a notice to all known existing OWB owners and anyone who testified tonight notifying them that this will come back to the Planning Commission on August 17.

OTHER BUSINESS

Mr. Hunting advised that City Hall will be closed on July 30 as staff will be making the temporary move into the Public Safety Addition. He advised that the August 4 Planning Commission meeting would likely be cancelled.

Commissioner Simon asked when Commissioners would receive copies of the 2030 Comprehensive Plan, to which Mr. Hunting replied shortly.

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 8:32 PM.

Respectfully submitted,

Kim Fox
Recording Secretary

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: July 14, 2010

CASE NO: 10-21V

HEARING DATE: July 20, 2010

APPLICANT: George Cameron (Cameron's Liquor)

PROPERTY OWNER: George Cameron

REQUEST: Variance from front yard setback

LOCATION: Concord Boulevard and 65th Street

COMPREHENSIVE PLAN: Mixed Use

ZONING: B-3, General Business

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is requesting a variance from the front yard setback to allow the approved building to be 20 feet from the front property line whereas 30 feet is required. The proposed addition would add approximately 1000 square feet of floor area. The remainder of the site plan and parking lot would remain unchanged. The approved plan provides for more than the required parking and therefore if the variance is approved, no additional parking would be required.

The City Council approved the plans for the new liquor store in 2008 and the applicant is planning to begin construction in 2011.

EVALUATION OF THE REQUEST

The site is surrounded by the following uses:

North - Residential; zoned R-1C, B-3; guided Mixed Use

East - Mix of commercial and industrial uses and future Heritage Village Park; zoned P and I-1; guided Public Park,

West - Residential; zoned R-1C; guided LDR

South - Residential, commercial; zoned R-1C, B-3; guided Mixed Use

ANALYSIS

VARIANCE

City Code requires a 30 foot front yard setback from property lines for commercially zoned property. The applicant would like to extend a portion of the building into the setback and is requesting a 20 foot building setback.

City Code Title 10-3.4, states that the City Council may grant variances in instances where practical difficulties exist or where a hardship would be imposed upon the property owner if the code were strictly enforced. In order to grant the requested variances, the City Code identifies several criteria which are to be considered. The applicant's request is reviewed below against those criteria.

- a. *Special conditions apply to the structure or land in question which are peculiar to such property or immediately adjoining property, and do not apply generally to other land or structures in the district in which said land is located.*

The lot configuration is long and narrow. The County acquired approximately 9+ feet of right-of-way along Concord, thus making the building pad on the lot even narrower. With the loss of an additional 9+ feet to the County for Concord right-o-way, the property is only 150 feet deep at its narrowest point. Having the property surround a residential property also make this site unique as it puts large constraints on the building pad envelope. The applicant's original building design was based on the old right-of-way. The reduction in lot size forced the applicant to reduce the size of the building. In this case, one of the unique features is that the building pad area was reduced due to the reconstruction of Concord Boulevard.

- b. *The granting of the application will not be contrary to the intent of the Zoning Code or the Comprehensive Plan.*

The property and surrounding properties along Concord Boulevard are designated Mixed Use. Mixed use developments in most cases are approved as planned unit developments to allow for flexibility in land use with the mix of residential and commercial and usually with flexibility in performance standards such as setbacks, etc. Because there are many existing structures that are located very near to the street, a design feature of future development may be with reduced setbacks and buildings fronting the street with parking lots to the side or rear of the building. A reduction of the front setback for this property would be consistent with this possible design element. The granting of the variance would not be contrary to the intent of the Zoning Ordinance as it would still provide a building setback from the street and would not impact traffic visibility.

- c. *The granting of such variance is necessary as a result of a demonstrated undue hardship or difficulty, and will not merely serve as a convenience to the applicant.*

The property is located on the west side of Concord which has a slight curve in this area. Due to the location of the curve and building location, visibility from both north and south are somewhat restricted. Compounding the visibility problem is the existing building to the immediate south which is located nearly at the front property line. The building restricts visibility for traffic heading north. Allowing a ten foot reduction would increase visibility both from the north and the south. The average setback for buildings on the west side of Concord in the neighborhood is approximately 15 feet from the road edge. The proposed building would be 43 feet from the road edge with the 20 foot setback. The reduction in setback would not create a traffic visibility safety problem. Increased building visibility increases traffic safety by reducing the chance of sudden turn or stop because a car could not see the building until the last minute. Traffic visibility sight lines would be increased with a reduced setback.

- d. *Economic considerations alone do not constitute an undue hardship.*

Economic considerations do not appear to be a basis for this request.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed project:

- A. **Approval:** If the proposed request is found to be acceptable, approval of the applicable following actions should be taken:

- Approval of the **Variance** to allow a 20 foot front yard building setback whereas 30 feet is required subject to the following conditions:
 1. The site shall be developed in substantial conformance with the site plan dated 6/16/10 on file with the Planning Department except as may be modified by the conditions below.

Hardship: The lot configuration is long and narrow. The County acquired approximately 9+ feet of right-of-way along Concord, thus making the building pad on the lot even narrower. The average setback for buildings on the west side of Concord in the neighborhood is approximately 15 feet from the road edge. The proposed building would be 43 feet from the road edge with the 20 foot setback. The reduction in setback would not create a traffic visibility safety problem. Increased building visibility increases traffic safety by reducing the chance of sudden turn or stop because a car could not

see the building until the last minute. Traffic visibility sight lines would be increased with a reduced setback.

- B. Denial:** Should the proposed request, not be found to be acceptable, the request described above should be denied. The basis for denial must be stated in any such motion.

RECOMMENDATION

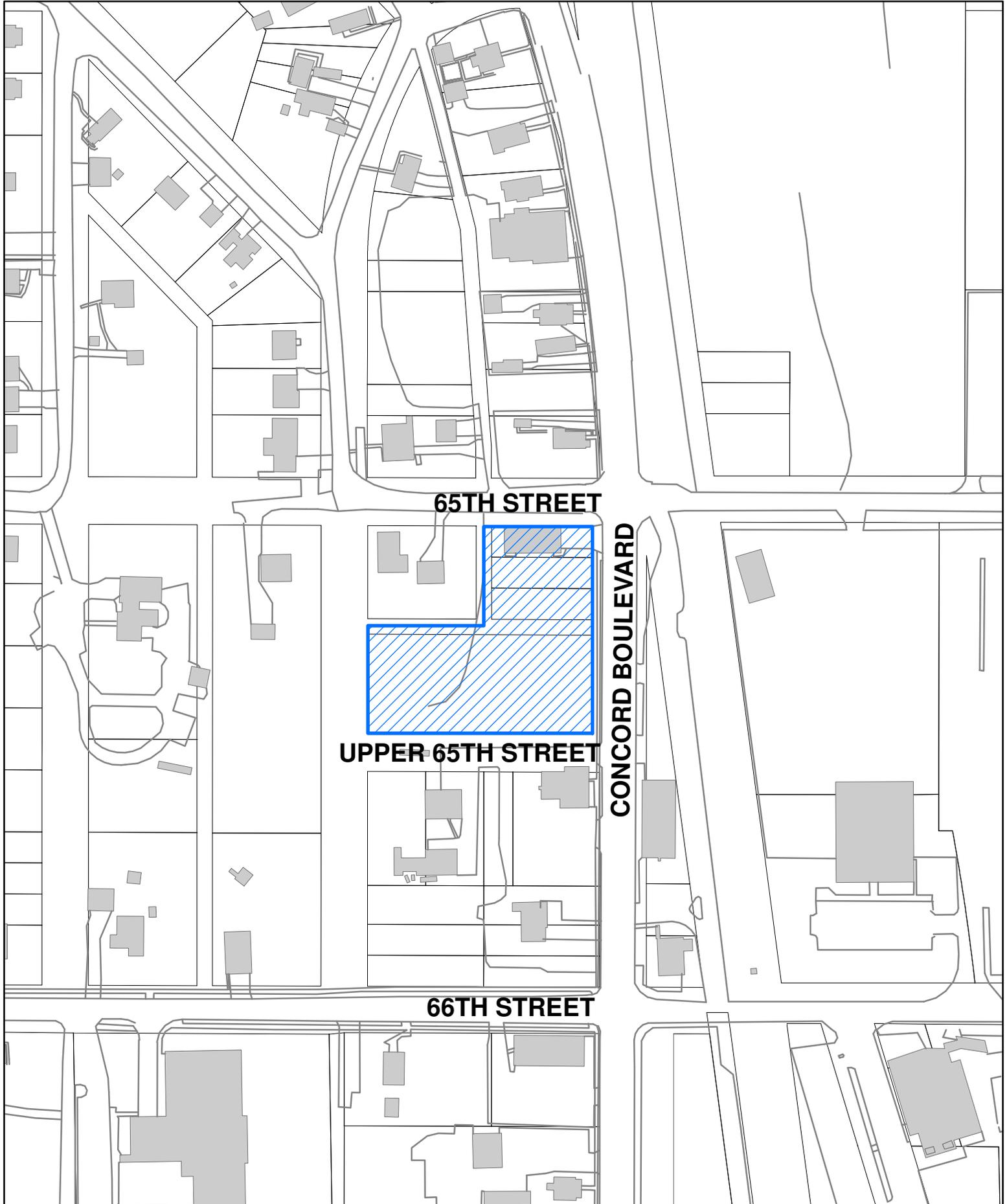
Based on the above report, Staff recommends approval of Variance as presented subject to the conditions contained above.

Attachments: Location Map
Site Plan
Applicant Narrative



Location Map

Case No. 10-21V

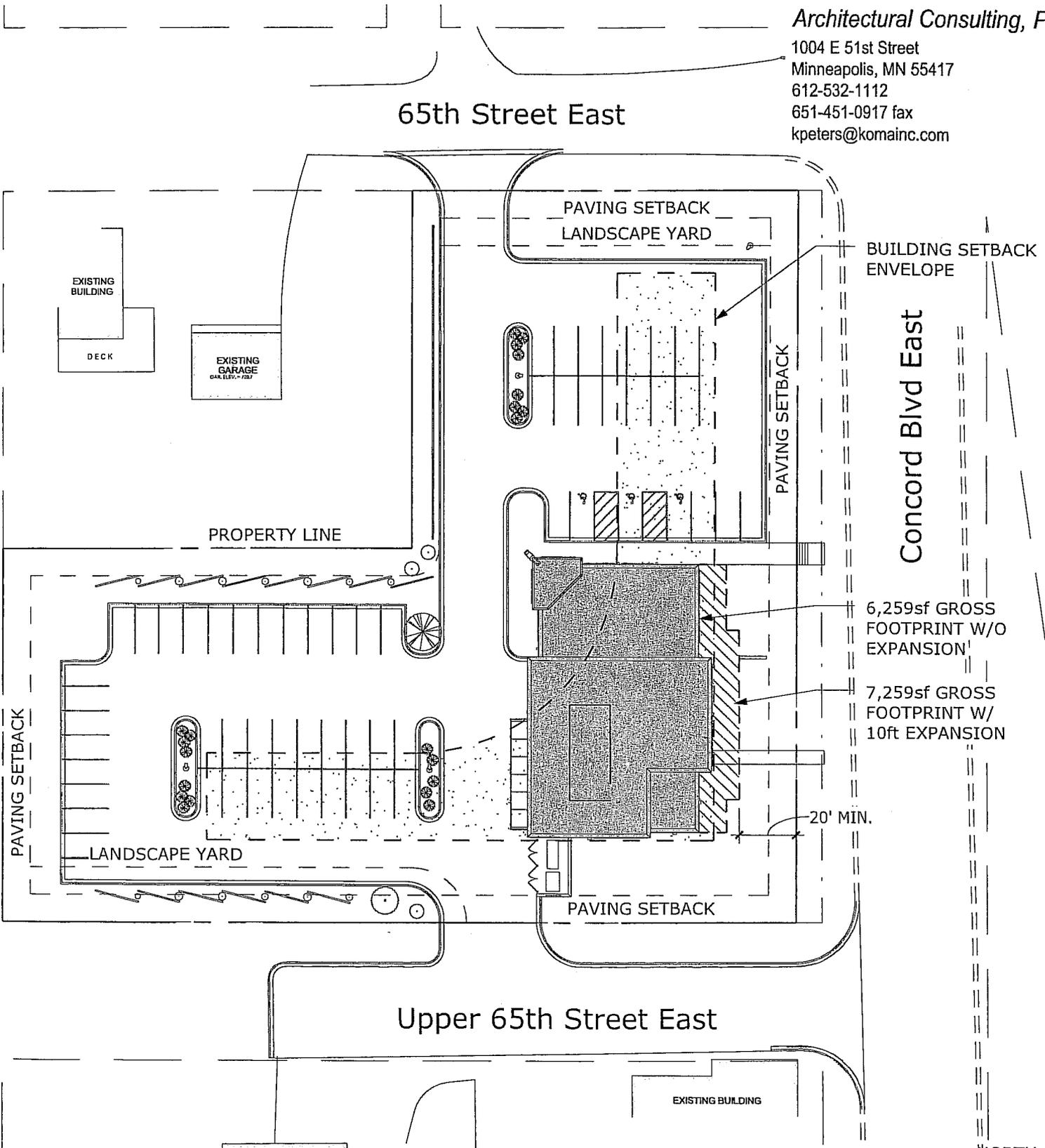


65TH STREET

UPPER 65TH STREET

66TH STREET

CONCORD BOULEVARD



1 PRESENTATION SITE PLAN - SMALL
 1" = 50'-0"



CAMERON'S LIQUOR WAREHOUSE, INC.

KRECH, O'BRIEN, MUELLER & ASSOCIATES, INC.
 Architecture Structural Engineering Interior Design
 6115 Cahill Avenue, Inver Grove Heights, Minnesota 55076
 651.451.4605 p 651.451.0917 f komainc@komainc.com

PROJECT:	08158
DRAWN BY:	JML
DATE:	06/16/10

P02

Nokomis

Architectural Consulting, P.A.

June 17, 2010

City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

Dear Distinguished Planning Commission and City Council Members;

Re: Building Setback Variance Request along Concord Street for Cameron's Warehouse Liquors, Inc., Inver Grove Heights

The purpose of this letter is to request that Inver Grove Heights allow a 20' building setback (instead of 30') from the north/south property line on the east side of the Concord Street parcel, Lot 1, Block 1 of the Cameron Addition.

The basis of this request is the hardship that this 30' setback would impose upon Cameron's.

1. The "L" shaped parcel with setbacks from the contiguous residential properties severely limits the placement and size of the building that can be accommodated. As currently designed, the building is pushed to the southeast corner of the parcel with the parking lot split into the two legs of the "L".
2. When Dakota County extended the right of way easement from 20' to 30' from the Concord side property line, the footprint of the buildable space within this "L" shaped parcel was further decreased.
3. The proximity of Celt's Pub to the south and the north residence at 6495 Concord Boulevard to Concord Boulevard tends to visually hide the proposed building from impulse shoppers not familiar with the store. A significant portion of sales are dependent on those not pre-identifying Cameron's as a destination, but who may drop in on their way through town. Celt's is built right at the sidewalk and the residence's setback in less than 30'. Please see the "Sight Line" exhibit, prepared by the consulting civil engineers, Rehder Associates. Drivers concentrating on the road ahead may not look to the side, perpendicular to the driving path, to see Cameron's. Please see the "Average Setback" exhibit showing how much farther at 30' setback will be than those of the two nearest buildings on Concord.

Thank you ahead of time for your consideration. Jon LeNoble (651-789-4133) and I (612-532-1112) will be happy to respond to questions and issues.

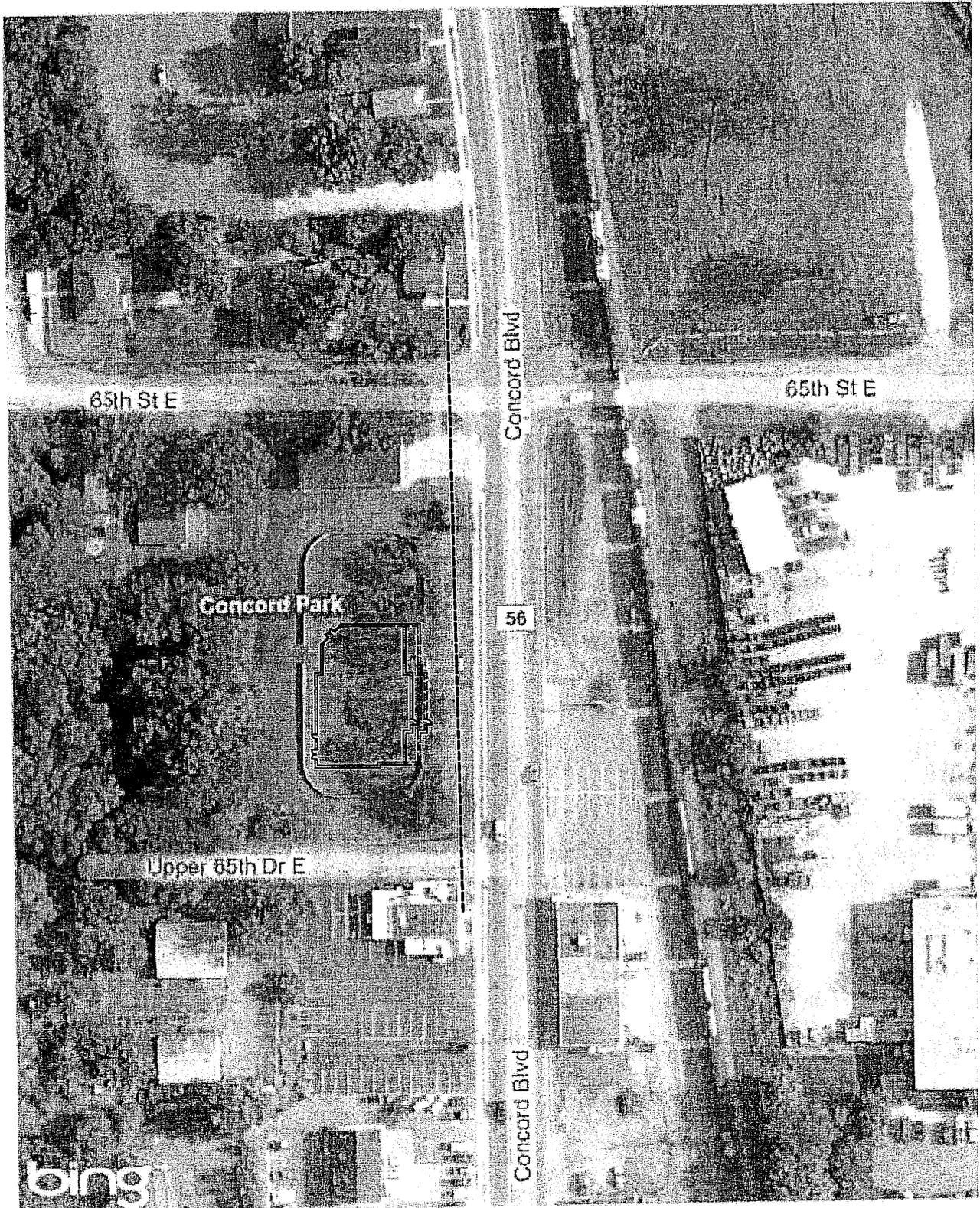
Sincerely,



Keith W. Peters, Licensed Architect
Nokomis Architectural Consulting, P.A.

Attachments:

- Site Plan
- "Sight Line" exhibit by Rehder Associates, Civil Engineers
- "Average Setback" exhibit by Rehder Associates, Civil Engineers



Scale in Feet

AVERAGE SETBACK EXHIBIT



Scale in Feet

SIGHT LINE
EXHIBIT

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: July 13, 2010

CASE NO: 10-22CPR

HEARING DATE: July 20, 2010

APPLICANT and PROPERTY OWNER: Vermillion State Bank

REQUEST: Major Site Plan Approval and Conditional Use Permit

LOCATION: 2975 - 80th Street

COMPREHENSIVE PLAN: CC, Community Commercial

ZONING: B-2, Neighborhood Business

REVIEWING DIVISIONS: Planning
 Engineering

PREPARED BY: Heather Botten 
 Associate Planner

BACKGROUND

The applicant is proposing to add an approximate 2,100 gross square foot addition to the existing bank. The specific request includes the following:

- a. A **Major Site Plan Review** for a 2,134+/- square foot addition.
- b. A **Conditional Use Permit** to exceed 25% impervious surface coverage in the shoreland overlay district.

EVALUATION OF THE REQUEST

The following land uses, zoning districts and comprehensive plan designations surround the subject property:

North-Single family/open space; zoned R-1C/P; guided LDR/P
East - Open space/retail; zoned P/B-2/B-3; guided P/CC
West - Vacant; zoned B-2; guided CC
South - School; zoned P; guided P/I

SITE PLAN REVIEW

The project consists of approximately 2,100 gross square foot addition; 1,173 sq ft. on the main level and 961 sq ft. on the lower level. The addition will be to the west of the existing building.

Lot Size/Width. The subject site is located within a B-2, Neighborhood Business zoning district which has a minimum lot size of 1 acre and a minimum lot width of 100 feet. The subject lot is about 1.66 acres in size and about 163 feet wide along 80th Street. The subject lot meets the minimum lot size and width requirements.

Setback Standards. All building setbacks for the proposed addition are met.

Impervious Surface. The property is located in the shoreland district. The maximum impervious surface in the shoreland district is 25%. Including the proposed addition the impervious surface on the property is at 27%. A conditional use permit is discussed later in the report relating to the impervious surface.

Access/Parking. Access to the site is not changing; there is one entrance off of 80th Street along the south side of the property. All of the vehicles coming and going would go through the one access point. The parking requirements for the site require 12 parking spaces. The site has 22 spaces, meeting the parking requirements.

Landscaping. The landscaping requirements were satisfied for the entire parcel with the original approvals. The applicants are proposing to plant a maple and crabapple tree with additional perennials. The proposed plan meets and exceeds the landscaping requirements.

Exterior Materials. The proposed materials used for the addition would match the existing building consisting of brick veneer and stone. The materials proposed comply with code requirements.

Lighting. The applicant has submitted a lighting plan which illustrates the location of lighting in the parking lot. The proposed illumination pattern of the lights complies with the maximum foot candles at the center line of the street. All parking lot lighting shall be designed so as to deflect light away from any adjoining residential zones or from the public streets. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

Signage. All signage must comply with the signage allotment for the “B-2” zoning district. Signage would be reviewed with the submittal of a sign permit.

Grading and Drainage. Engineering has reviewed the plans and has been working with the applicant on storm water and grading requirements. The proposed site plan protects Simley pond and treats the storm water runoff on site. Engineering has made some recommendations on conditions that should be added to the approval; these conditions are included in the list of conditions at the end of this report. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.

CONDITIONAL USE PERMIT TO EXCEED 25% IMPERVIOUS SURFACE

The property is zoned B-2 which allows 75% impervious surface. The property is also located in the shoreland overlay district; these regulations supersede the B-2 zoning requirements. The site is located within the shoreland overlay of Simley Lake, DNR lake # 19-37. Impervious surface

coverage is limited to 25% of the lot; this may be increased by conditional use provided the City has approved and implemented a storm water management plan affecting the subject site.

Existing impervious surface on the lot is about 25%. The proposed building expansion would increase the impervious surface to 27%. The applicant is working with the City to approve a storm water management plan for the parcel.

The DNR has reviewed the plans and notes they do not object to the request, provided an adequate storm water plan is approved by the City.

GENERAL CUP CRITERIA

Section 10-3A-5 of the Zoning Regulations lists criteria to be considered with all conditional use permit requests. This criterion generally relates to the Comprehensive Plan and Zoning consistency, land use impacts such as setbacks, drainage, and aesthetics, environmental impacts, and public health and safety impacts. The proposed conditional use permit meets the above criteria.

ALTERNATIVES

The Planning Commission has the following actions available for the request:

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
- Approval of the **Major Site Plan Review** for a 2,134 +/- square foot bank addition subject to the following conditions:
 1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as modified herein:

Site Plan	dated 07/15/10
Grading and Drainage Plan	dated 07/15/10
Landscaping Plan	dated 07/15/10
Elevation Plan	dated 07/15/10
 2. All parking lot and building lighting on site shall be a down cast “shoe-box” style or cut-off style and the bulb shall not be visible from property lines.
 3. All plans shall be subject to the review and approval of the Fire Marshal.
 4. Prior to the issuance of a building permit all grading, erosion control, and utility plans, or modifications thereof, must be approved by the City Engineer.

5. The applicant shall provide dedicated emergency overflow, with easement, from the pond located on Outlot A, as approved by the City Engineer.
 6. A storm water facility maintenance agreement and encroachment agreement shall be prepared by the City Attorney and executed by both the City and the property owner to ensure long term maintenance of the facilities.
- Approval of the **Conditional Use Permit** to exceed 25% impervious surface coverage in the shoreland overlay district subject to the following conditions:
 1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Civil Plan Set dated 07/15/10
 2. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
 3. A storm water facility maintenance agreement and encroachment agreement shall be prepared by the City Attorney and executed by both the City and the property owner to ensure long term maintenance of the facilities.

B. Denial. If the Planning Commission does not favor the proposed applications or portions thereof, the above request or requests 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 requests.

- Attachments:
- a- Zoning and Location Map
 - b- Applicant Narrative
 - c- Site Plan
 - d- Grading Plan
 - e- Landscape Plan
 - f- Lighting Plan
 - g- Elevation Plan



Vermillion State Bank Location Map

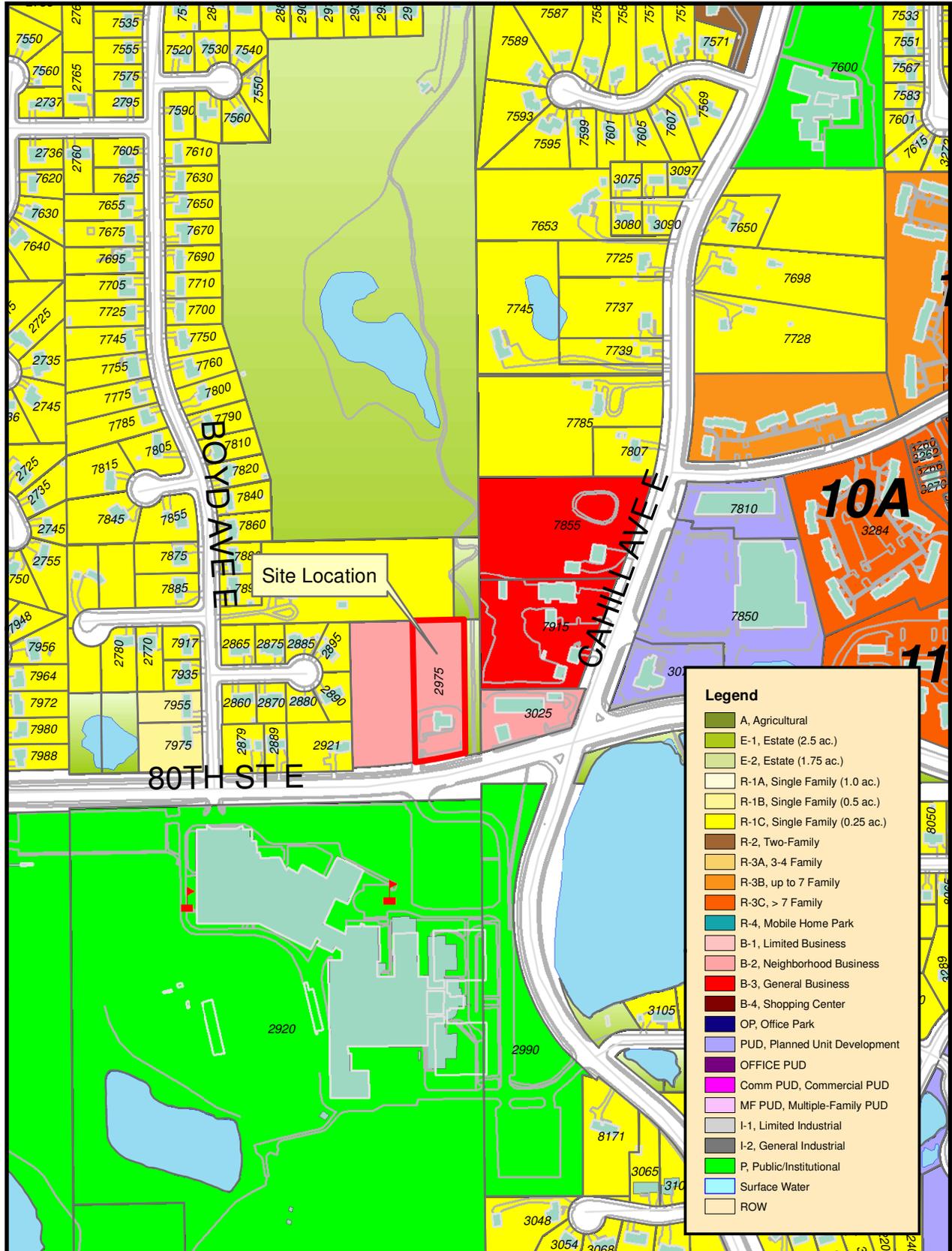


Exhibit A
Zoning Map



21 June 2010

City of Inver Groove Heights

Community Development - Planning Division
8150 Barbara Avenue
Inver Groove Heights, MN. 55077
Ph. 651-450-2545

Re: Vermillion State Bank
Proposed Building Addition & Remodeling
2975 80th Street East
Inver Groove Heights, Minnesota

Property Description: Lot 1, Block 1, Kassan Partnership Addition

**Subject: Major Site Plan Review
Conditional-Use Permit Application**

Below is a brief summary of the proposed building design, image, and material selection.

General.

Vermillion State Bank is proposing to expand their current bank facility along 80th Street East.

Their existing property is zoned B2-Neighborhood Business District. A financial institution is allowed under this zoning so there is no request to change zoning classification. The Bank currently owns and occupies the existing structure and property and is looking to expand and remodel their current building.

The proposed 2,000 square foot building addition will consist of an approximately ^{1,173}~~1,050~~ square foot main level and approximately ⁹¹⁰~~950~~ square foot lower level addition. The main level shall consist of the Bank's retail banking space (which includes offices, teller areas, conference room, waiting, etc.). The lower level shall consist of the storage and mech/elec room, etc.

The building addition will match the existing exterior image of the current facility. The addition will be composed of the same exterior brick veneer and white accent detailing. The roof structure will be covered with asphalt shingles to match the color and style of the existing building.

The existing site circulation and parking stalls will remain. The existing building foot print and proposed building addition will be approximately 3,600 square feet which will require a total of 15 parking stalls. The current site plan offers 22 existing parking stalls.

The existing pylon sign will remain. The existing building façade signage will be removed and reinstalled after the building addition is completed. If new exterior façade signage is to be installed, a signage permit will be applied for at that time for approval.

Image.

The design of the proposed building addition will match all existing exterior materials and detailing. The height of the building will remain as it stands today with minimal modifications to the existing structure.

Page 2

Vermillion State Bank – Addition and Remodeling Inver Groove Heights
21 June 2010

Materials.

Building Façade	Brick veneer
Roof	Asphalt Singles
Roof Structure	Wood trusses
Floor Structure	Precast plank
Wall Structure	Wood stud framing

The preliminary schedule is for construction to begin in August of 2010 with an anticipated completion date in the January of 2011.

Enclosed you will find the site survey, grading/utility plans (civil), landscape plan, architectural site plan, main and lower level floor plans, and exterior elevations.

Please call me with any questions.

Sincerely,

Sean Raboin
Project Manager/Architect

cc: Mary Illetschko, Vermillion State Bank
Jeff Pflipsen, HTG Architects

PROJECT

VERMILLION STATE BANK

ADDITION/ REMODELING

INVER GROVE HEIGHTS, MINNESOTA

ISSUED SET REVISIONS

DATE	NO.	DESCRIPTION
6-21-10	1	CITY SUBMITTAL
7-15-10	2	REVISED PER CITY ENG. COMMENTS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

NOT FOR CONSTRUCTION

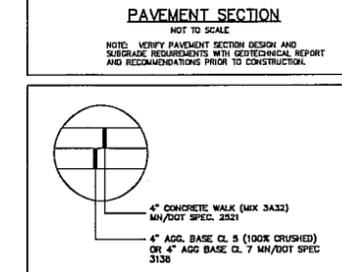
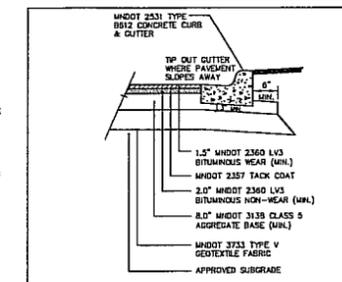
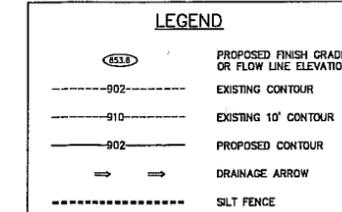
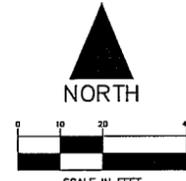
GARY R. JOHNSON, P.E.

42010 REG. NO.	6/21/10 DATE

GRADING, DRAINAGE & EROSION CONTROL PLAN

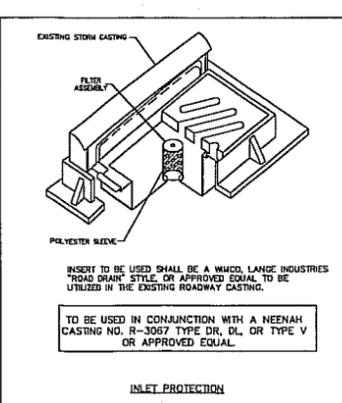
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- NOTES:**
- MIN 4" THICK CONCRETE SIDEWALK AT ALL DRIVEWAYS
 - PLACE PEDESTRIAN CURB RAMP AT ALL INTERSECTIONS
 - PROVIDE EXPANSION JOINT MATERIAL AT MAX. 40 FOOT SPACING
 - PROVIDE EXPANSION JOINT MATERIAL ALONG BOTH EDGES OF WALK WHERE WALK IS CONTAINED BETWEEN FIXED OBJECTS

- NOTES:**
- REMOVE EXISTING CURB & GUTTER. SAW CUT (FULL DEPTH) EXISTING BITUMINOUS, MIN. 2" FROM EDGE OF GUTTER OR AS NEEDED TO PROVIDE ADEQUATE WIDTH FOR COMPACTION EQUIPMENT. INSTALL GRAVEL BASE & BASE COURSE BITUMINOUS PER PAVEMENT SECTION.
 - PROVIDE 1.5" MILL & OVERLAY IF AREA AS SHOWN FOLLOWING CURB INSTALLATION & BITUMINOUS PATCHING.
 - INSTALL CONC. SIDEWALK AT NEW VESTIBULE.
 - VERIFY BASEMENT WATER PROOFING IS ADEQUATE TO PROTECT FROM INFILTRATION FROM POND NORMAL WATER ELEV.



STORM WATER POLLUTION PREVENTION PLAN NOTES:

- GRADING CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- ALL EROSION CONTROL MEASURES CALLED FOR BY THESE PLANS AND SPECIFICATIONS WHICH MAY INCLUDE SILT FENCE, SEDIMENTATION BASINS OR TEMPORARY SEDIMENT TRAPS, SHALL BE CONSTRUCTED AND SERVICEABLE IN THE FOLLOWING ORDER:
 - ROCK CONSTRUCTION ENTRANCES A MINIMUM OF 50 FEET.
 - SILT FENCE.
 - TEMPORARY CULVERTS.
 - TEMPORARY SEDIMENTATION BASINS AND OUTFALL FACILITIES.
 - STORM WATER POND CONSTRUCTION.
 - COMMON EXCAVATION AND EMBANKMENT (GRADING)
 - SEED AND MULCH OR SOIL.
 - BIO-ROLL BARRIERS IN FINISHED GRADED AREAS.
 - INLET AND OUTLET FACILITIES SUBSEQUENT TO STORM SEWER WORK.
- GRADING CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY AND MPDS PHASE II PERMITTING REQUIREMENTS AS WELL AS EROSION CONTROL MEASURES AS MAY BE SHOWN ON THESE PLANS OR SPECIFICATIONS. GRADING CONTRACTOR SHALL MAINTAIN ANY ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED TO PROTECT ADJACENT PROPERTY.
- ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING ALL OPERATIONS. ANY TEMPORARY FACILITIES WHICH ARE TO BE REMOVED AS CALLED FOR ON THESE PLANS AND SPECIFICATIONS SHALL BE REMOVED BY THE GRADING CONTRACTOR WHEN DIRECTED BY THE ENGINEER. THE GRADING CONTRACTOR SHALL THEN RESTORE THE SUBSEQUENTLY DISTURBED AREA IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
- THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS WILL BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
- ALL DISTURBED AREAS, EXCEPT AREAS TO BE PAVED AND/OR SPECIFICALLY DESIGNED BY A LANDSCAPE PLAN, SHALL BE COVERED WITH A MINIMUM 4" OF TOP SOIL. ALL DISTURBED AREAS SHALL BE SEED & MULCHED AT THE PRESCRIBED RATES WITHIN 72 HOURS OF FINAL GRADING UNLESS OTHERWISE NOTED.

SEED MIX:	WOODY NO. 508	50%/ACRE	2 TONS/ACRE (ROCK MIXED)
MULCH:	TYPE 2	1 TON/ACRE	RATE OF APPLICATION 20-10-10

ALL EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 LINEAL FEET OF ANY SURFACE WATER MUST PROVIDE EROSION PROTECTION OR PERMANENT COVER FOR THE EXPOSED SOIL AREAS YEAR ROUND, ACCORDING TO THE FOLLOWING TABLE OF SLOPES AND TIME FRAMES.

SLOPE	TIME (Maximum time an area can remain open when the area is not actively being worked)
STEEPER THAN 3:1	7 DAYS
1:1 TO 3:1	14 DAYS
FLATTER THAN 10:1	21 DAYS
- THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS SHOWN ON THE PLAN WERE TAKEN FROM A PLAN FURNISHED BY OWNER.
- CONTRACTORS GRADING AND EROSION CONTROL OPERATIONS SHALL TAKE PLACE WITHIN THE CONSTRUCTION LIMITS. IF IT IS REQUIRED THAT SOIL TRACKED FROM THE SITE BY MOTOR VEHICLES BE CLEANED AWAY FROM PAVED ROADWAY SURFACES THROUGHOUT THE DURATION OF CONSTRUCTION.
- ALL REQUIREMENTS OF THE LOCAL WATERSHED DISTRICT SHALL BE SATISFIED PER THE APPROVED PERMIT.
- ALL EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN AND IMPLEMENTED IN THE FIELD AS DIRECTED BY THE ENGINEER SHALL CONFORM TO THE MPCA'S "PROTECTING WATER QUALITY IN URBAN AREAS: BEST MANAGEMENT PRACTICES FOR MINNESOTA".
- DEWATERING AND/OR BASH DRAINING DISCHARGE SHALL BE DIRECTED TO SEDIMENTATION BASINS WHEREVER POSSIBLE. ALL DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION & SCOUR THROUGH USE OF APPROVED ENERGY DISSIPATION DEVICES.
- ALL SOLID WASTE/ CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH MPCA REQUIREMENTS. HAZARDOUS MATERIALS SHALL BE STORED/ EXPOSED OF IN COMPLIANCE WITH MPCA REGULATIONS.
- CONTRACTOR SHALL USE RAPID STABILIZATION METHODS PER MWDOT 2573 AS NEEDED DURING THE COURSE OF THE WORK TO MAINTAIN COMPARABILITY WITH THE CITY AND MPDS PERMIT REQUIREMENTS. THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREAS, TO PREVENT OFF SITE SEDIMENTATION AND/OR TO COMPLY WITH PERMIT REQUIREMENTS. THIS WORK MAY BE PERFORMED AT ANY TIME DURING THE CONTRACT AND DURING NORMAL WORKING HOURS. THIS WORK WILL BE CONDUCTED ON SMALL AREAS THAT MAY OR MAY NOT BE ACCESSIBLE WITH NORMAL EQUIPMENT. THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE MWDOT STANDARD SPECIFICATIONS, THE DETAILS SHOWN IN THE PLANS, AND THE FOLLOWING:

THESE ARE FIVE STABILIZATION METHODS APPROVED FOR THESE OPERATIONS. THESE METHODS MAY BE CONDUCTED INDIVIDUALLY OR IN COMBINATION.

METHOD #:	DESCRIPTION
1	APPLY TYPE 1 MULCH AND DISC ANCHOR
2	APPLY TYPE 1 MULCH AND TACK WITH TYPE 5 HYDRALIC SOIL STABILIZER
3	HYDROSEED SEED/FERTILIZER AND TYPE 5 HYDRALIC SOIL STABILIZER
4	HAND SPREAD SEED/FERTILIZER AND TYPE 5 HYDRALIC SOIL STABILIZER
5	PLACE GEOTEXTILE AND RIP RAP CLASS B IN VARIOUS CONFIGURATIONS

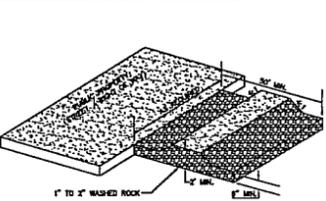
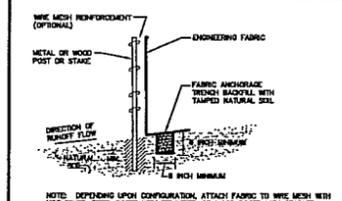
THESE EFFORTS WILL BE INCIDENTAL TO THE EROSION CONTROL BID ITEM.
- CHANGE OF COVERAGE FOR STORM WATER DISCHARGES FROM CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES (E.G. AN ORIGINAL DEVELOPER SELLS PORTIONS OF THE PROPERTY TO VARIOUS BUILDERS) THE NEW OWNER OR OPERATOR MUST SUBMIT A SUBSEQUENT REGISTRATION WITHIN 7 DAYS OF ASSUMING OPERATIONAL CONTROL OF THE SITE. COORDINATING WORK ON THEIR PORTION OF THE SITE, OR OF THE LEGAL TRACTS, SIZES OR COLORS ON THE PROPERTY.
- INDIVIDUAL SITE BUILDERS SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL NECESSARY EROSION CONTROL MEASURES AS MAY BE REQUIRED. REQUIRED ERM'S SHALL CONSIST OF BUT NOT BE LIMITED TO THE FOLLOWING:
 - STAKED FIBER LOG ROLLS AT BACK OF ALL CURBS EXCEPT AT CONSTRUCTION/DRIVEWAY ENTRANCE.
 - SILT FENCE ON ALL DOWN GRADIENT SLOPES FROM CONSTRUCTION AREA. SILT FENCE SHALL HAVE THE BOTTOM DUG IN WITH SOIL FIRMLY COMPACTED.
 - ROCK CONSTRUCTION ENTRANCE HAVING 1" TO 2" CLEAR ROCK OVER GEOTEXTILE FABRIC.
 - STREET CLEANING AS MAY BE REQUIRED SHOULD VEHICLE TRACKING OCCUR.

INDIVIDUAL SITE BUILDERS ARE REQUIRED TO MAINTAIN ERM'S UNTIL SUCH TIME AS INDIVIDUAL YARDS/VEGETATION ARE ESTABLISHED.
- CONTRACTOR SHALL PROVIDE A TEMPORARY SEDIMENTATION BASH ON SITE FOR CONSTRUCTION WASH OUT USE. TEMPORARY BASH SHALL BE LOCATED AS TO PROVIDE EASY ACCESS FOR CONSTRUCTION VEHICLES AND CONCRETE TRUCKS AS NECESSARY.
- INLET SEDIMENTATION CONTROL IS TO BE PROVIDED TO ALL STORM SEWER CATCH BASINS THROUGHOUT CONSTRUCTION. MEASURES APPLIED SHALL COMPLY WITH BEST MANAGEMENT PRACTICES FOR MINNESOTA AND APPLICATIONS OF NPDES PHASE II AS APPROPRIATE FOR PHASE OF CONSTRUCTION.

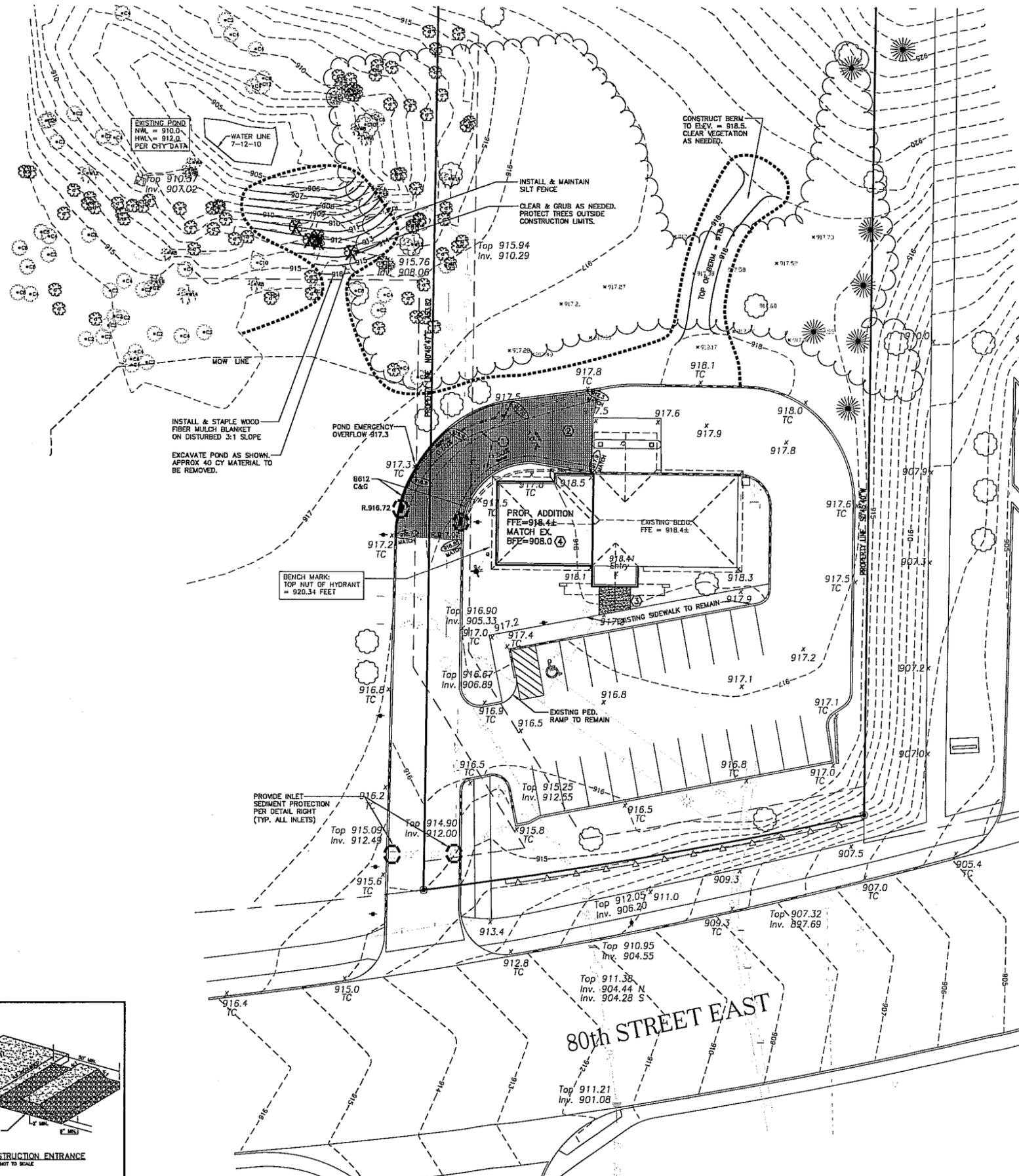
STORM WATER POLLUTION PREVENTION PLAN SCHEDULE OF INSTALLATION & MAINTENANCE

ITEM	INSTALLATION	INSPECTION & MAINTENANCE	REMOVAL
SILT FENCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT & MAINT. AFTER EACH RUN-OFF EVENT. REMOVE SEDIMENTS AS REQUIRED.	AFTER TRIBUTARY DRAINAGE AREA IS RESTORED.
ROCK CONST. ENTRANCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PRIOR TO PAVING.
OUTLET SHOWER STRUCTURE	AFTER POND GRADING IS COMPLETED.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PERMANENT.
SEP-RAP & FILTER	UPON COMPLETION OF POND GRADING, CONC. SHALE CONCT. AND OUTLET INSTALLATION.	INSPECT & MAINTAIN AT LEAST ANNUALLY AND AFTER HEAVY RAINFALL EVENTS.	PERMANENT.
DETENTION POND	DURING EARTHWORK OPERATIONS.	INSPECT & MAINTAIN AFTER HEAVY RAINFALL EVENTS. REMOVE SEDIMENTS AS NEEDED.	PERMANENT.
SEED & MULCH	AFTER FINAL GRADING OPERATIONS.	INSPECT & MAINTAIN AFTER HEAVY RAINS. REPLACE WASH-OUT AREAS IMMEDIATELY.	NO REMOVAL NECESSARY.
INLET PROTECTION	UPON INLET CONSTRUCTION	WHEN 1/3 CAPACITY OF BASH IS REACHED	AFTER TRIBUTARY AREAS ARE FULLY RESTORED

NOTE: CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL APPLICABLE EROSION & SEDIMENT CONTROL ITEMS.



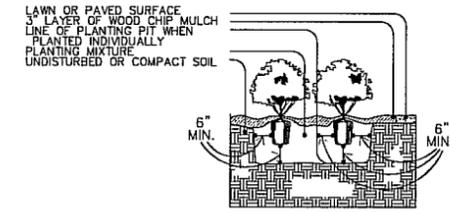
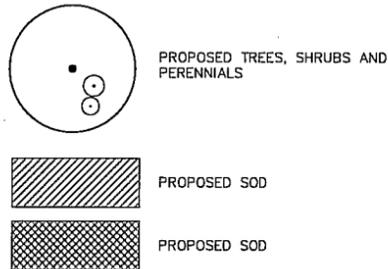
CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA (651)454-0002
MINNESOTA TOLL FREE 1-800-252-1186



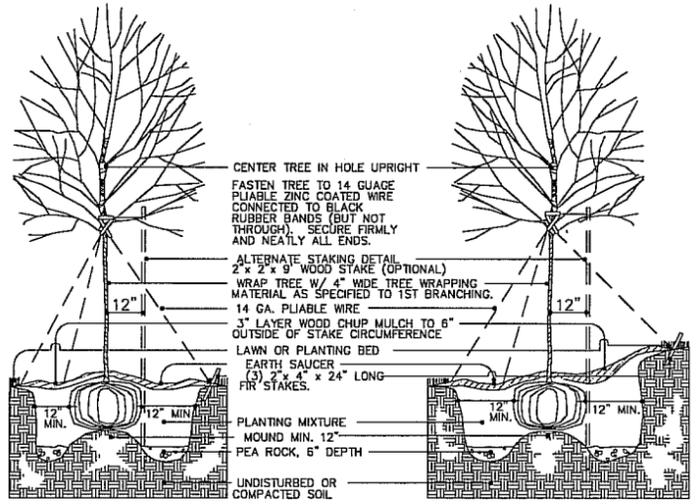
GENERAL NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- ALL ROUGH AN FINISH GRADING TO BE DONE BY OTHERS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN IMMEDIATE AREA.
- IT IS THE RESPONSIBILITY OF THE OWNER & CONTRACTOR TO IDENTIFY ALL UNDERGROUND CABLES, CONDUITS, WIRES, ETC., ON THE PROPERTY.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF 6 MONTHS.
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERMEN.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FOR DECIDUOUS TREES UP TO 3-1/2" CAL. & CONIFERS UP TO 11' HT. (LARGER SIZES WILL BE GUARANTEED FOR TWO CALENDAR YEARS FROM TIME OF PROVISIONAL ACCEPTANCE.
- ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE THEY ARE INSTALLED.
- CONTRACTOR CAN SUBSTITUTE MACHINE MOVED MATERIAL USING APPROPRIATE SIZE TREE SPADE FOR B & B WITH LANDSCAPE ARCHITECTS APPROVAL.
- LANDSCAPE CONTRACTOR SHALL ENSURE THAT NEW TREES MOVED ONTO THE SITE ARE DUG FROM SIMILAR SITES WITH SIMILAR SOILS TO THE SOILS OF THIS PROJECT (HEAVY TO HEAVY, LIGHT TO LIGHT SOILS).
- LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE OWNER WITH MAINTENANCE INFORMATION DURING GUARANTEE PERIOD RELATING TO WATERING, FEEDING, PRUNING, PEST CONTROL, AND RELATED ITEMS. THIS WILL BE PREPARED AND DELIVERED TO OWNER AFTER PROVISIONAL INSPECTION APPROVAL HAS BEEN GIVEN BY LANDSCAPE ARCHITECTS.
- WRAPPING MATERIAL SHALL BE CORRUGATED TREE PROTECTION WITH THE SIZE OF TUBE 1" DIA. (MIN.) LARGER THAN THE CALIPER INCH SIZE OF TREE TO BE PROTECTED. WRAP ALL TREES, EXCEPT HACKBERRY TREE SHALL BE PROTECTED PRIOR TO 12/1 AND TUBES REMOVED BY 5/1.
- POLY EDGER UNLESS SPECIFIED OTHERWISE, SHALL BE BLACK VINYL EDGER, OLY-DLA EDGINGS INC. SUPER-EDG STYLE EDGER.
- ROCK MULCH WILL BE 3" DEEP 3/4" DIA. CLEAN TRAP ROCK WITH WEED CHECK CLOTH.
- 3" DEEP WOOD MULCH WILL BE INSTALLED UNDER ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUNDCOVER AREAS AND GENERAL SHRUB MASSES.
- LANDSCAPE FABRIC (FILTER MAT) TO HAVE A COMBINED WEIGHT OF 4.5-5.5 OZ. PER S.Y. FABRIC SHOULD BE U.V. STABILIZED AND HAVE A FIVE YEAR MINIMUM WEARABILITY FACTOR IN FULL SUNLIGHT. FABRIC TO BE PHILLIPS DUON R OR EQUIVALENT. SAMPLE REQUIRED FOR APPROVAL.
- ALL PLANTING SHALL RECEIVE FERTILIZER AS FOLLOWS:
SUMMER AND FALL PLANTING - BEFORE WINTER FREEZE-UP APPLY 0-20-20 GRANULAR IN SAUCER AROUND PLANT AT THE RATE OF 1-12 OZ. CAL PER 2-3" CAL. TREE & 1-6 OZ. CAL FULL PER SHRUB. FOLLOW UP WITH THE SAME AMOUNT OF 10-10-10 THE FOLLOWING SPRING.
- SOD SHALL BE HIGHLAND SOD, 30" x 100" ROLLS PREFERRED WHERE APPLICABLE. TO BE LAID PARALLEL TO THE CONTOURS AND HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR DRAINAGE SWALES, THE SOD SHALL BE STAKED INTO THE GROUND. SCARIFY THE EXISTING GRADES WITH FIELD CULTIVATOR TO A MIN. DEPTH OF 12" PRIOR TO PLACING OF TOPSOIL. AND FINISH GRADING FOR SOD. IMMEDIATELY PRIOR TO PLACING SOD, CONTRACTOR SHALL APPLY 10-6-4 FERTILIZER AT THE RATE OF 10 POUNDS PER 1000 SQ. FT.
- ALL AREAS SPECIFIED AS "SEED" TO BE SEEDED WITH MNDOT SEED MIX 250 AT A RATE OF 150 LBS./AC. WITH 2 TONS SHREDDED AND PUNCHED IN PLACE STRAW PER ACRE. HYDROSEEDING & MULCHING IS AND ACCEPTABLE ALTERNATE.
- CRABAPPLE TREES SHALL HAVE NO BRANCHES BELOW 36" ABOVE THE ROOT BALL, AND HAVE NO "V" CROTCHES.
- CALIPER OF ALL TREE TRUNKS UP TO AND INCLUDING 4" SHALL BE MEASURED 6" ABOVE GROUND LEVEL, AND 12" ABOVE GROUND LEVEL FOR LARGER SIZES.
- DECIDUOUS SHRUBS SHALL HAVE MINIMUM OF FIVE (5) CANES AT SPECIFIED HEIGHT UNLESS OTHERWISE NOTED IN PLANT LIST.
- ALL PLANTING AREAS RECEIVING GROUNDCOVER, PERENNIALS, ANNUALS & VINES SHALL RECEIVE A MIN. 8" DEPTH OF PLANTING SOIL (45% TOPSOIL, 45% PEAT OR MANURE, 10% SAND).
- ALL PERENNIAL BEDS SHALL RECEIVE FILTER MAT. FILTER MAT HOLES FOR PERENNIALS SHALL BE OVERSIZED FOR SEASONAL PERENNIAL RETURN. MULCHES WILL BE 2" DEEP IN ALL PERENNIAL BEDS.
- IF THE CONTRACTOR FEELS AN ERROR HAS BEEN MADE REGARDING SPACING OR HARDINESS OF A SPECIES OF PLANT MATERIAL INDICATED ON THE PLAN, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL NEWLY INSTALLED PLANT MATERIAL SHALL BE PLANTED IN WELL-DRAINED AREAS. CONTRACTOR SHALL AVOID INSTALLING ANY PLANT MATERIAL IN DRAINAGE SWALES OR WET & POORLY DRAINED AREAS.

LEGEND



1 DECIDUOUS SHRUBS NO SCALE

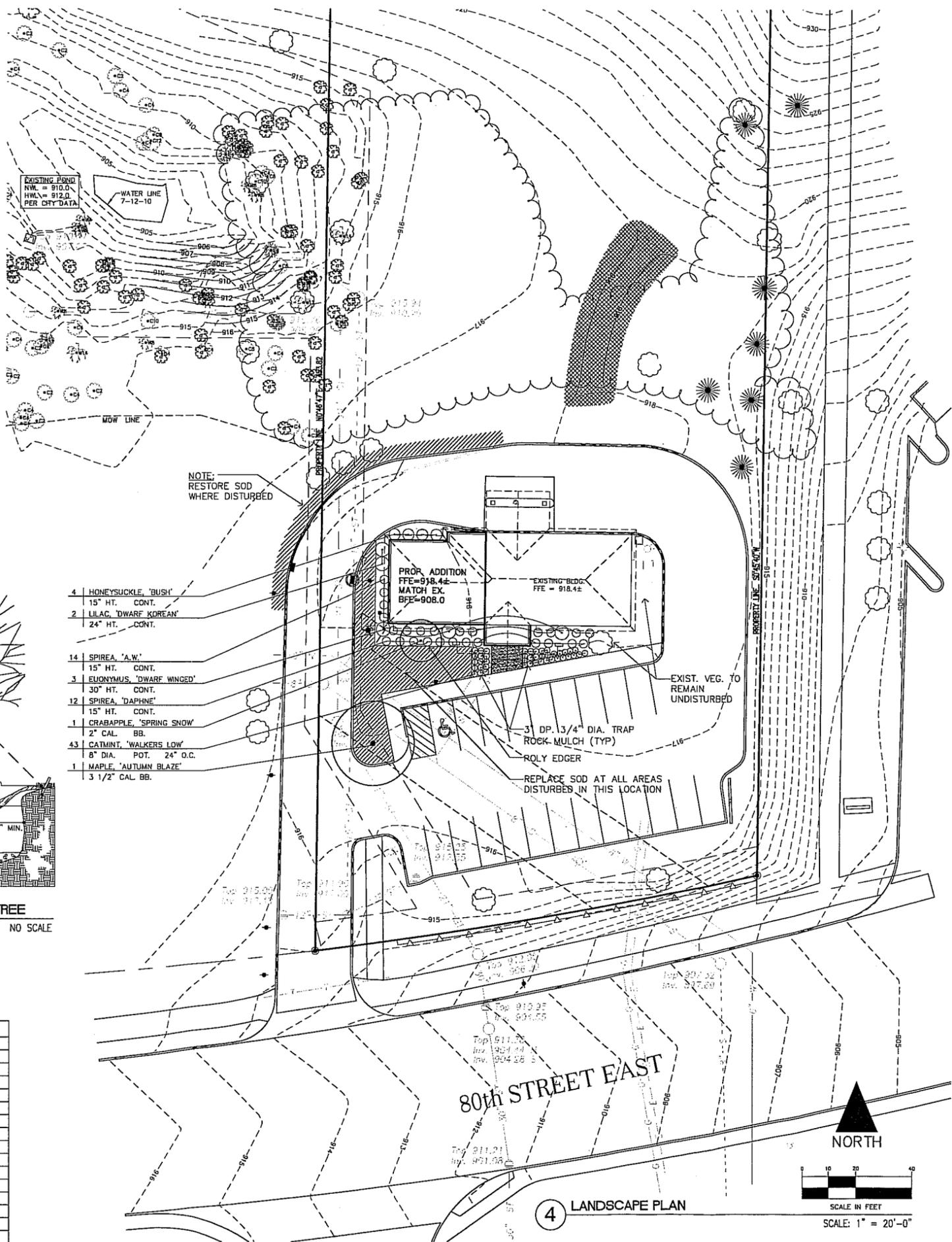


2 DECIDUOUS TREE LEVEL SITE NO SCALE

3 DECIDUOUS TREE SLOPING SITE NO SCALE

PLANT LIST

Qty.	Common & Botanical Names	Size	Cont.	Remarks
1	Maple, 'Autumn Blaze'	3-1/2" cal.	BB	Single, straight leader No 'v' crotches
1	Acer x Freemanii 'Jeffersred'			
1	Crabapple, 'Spring Snow'	2" cal.	BB	Single, straight leader No branches below 36" ht.
	Malus 'Spring Snow'			
3	Euonymus, 'Dwarf Winged'	30" ht.	Cont.	Min. 5 canes @ 12" ht.
	Euonymus alatus 'Compactus'			
4	Honeysuckle, 'Bush'	15" ht.	Cont.	Min. 5 canes @ 12" ht.
	Diervilla lonicera			
2	Lilac, 'Dwarf Korean'	24" ht.	Cont.	Min. 5 canes @ 12" ht.
	Syringa meyeri			
14	Spiraea, 'A. W.'	15" ht.	Cont.	Min. 5 canes @ 12" ht.
	Spiraea bumalda 'Anthony Waterer'			
12	Spiraea, 'Daphne'	15" ht.	Cont.	Min. 5 canes @ 12" ht.
	Spiraea japonica 'Alpina'			
43	Catmint, 'Walkers Low'	8" dia.	Pot	
	Nepeta faassenii, 'Walkers Low'			



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PROJECT

VERMILLION STATE BANK

ADDITION/REMODELING

INNER GROVE HEIGHTS, MINNESOTA

ISSUED SET

REVISIONS

DATE	NO.	REVISIONS
6-21-10	1	CITY SUBMITTAL
7-15-10	2	REVISED PER CITY ENG. COMMENTS

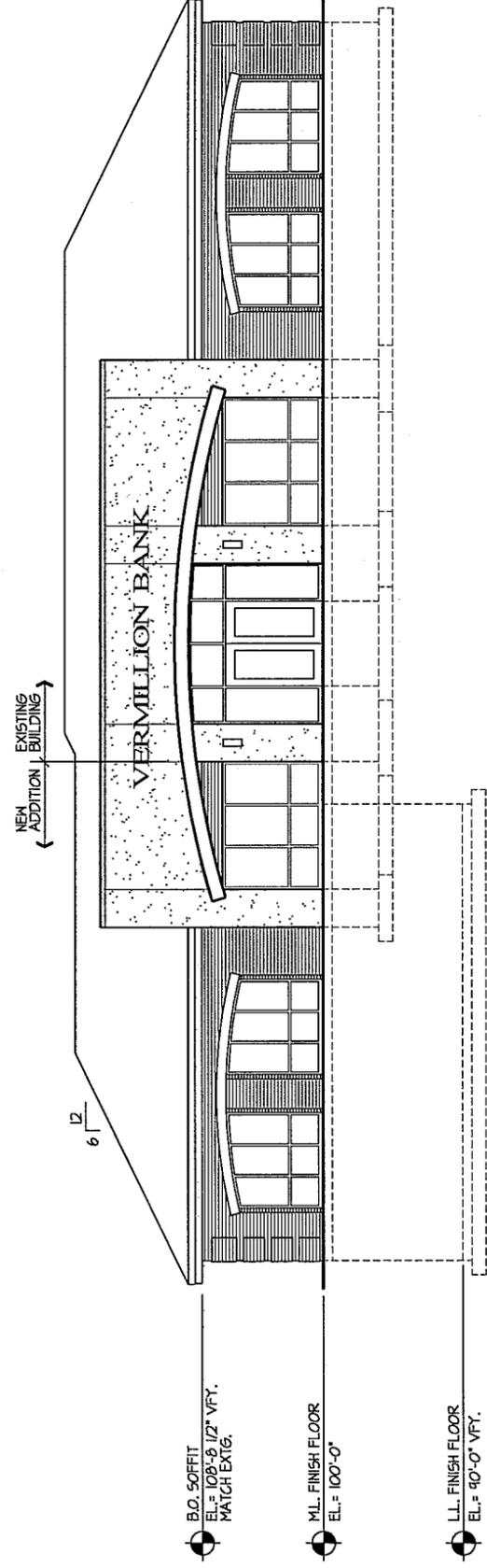
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

NOT FOR CONSTRUCTION
CURT CLAEYS
45613 REG. NO. DATE

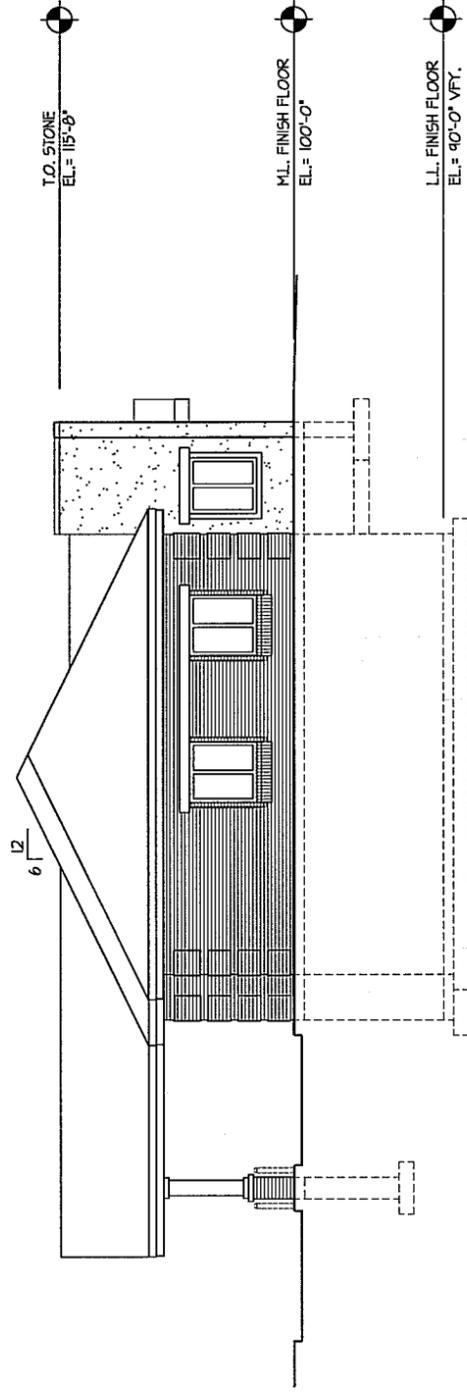
LANDSCAPE PLAN

DRAWN BY: PSH/CHC CHECKED BY: CHC

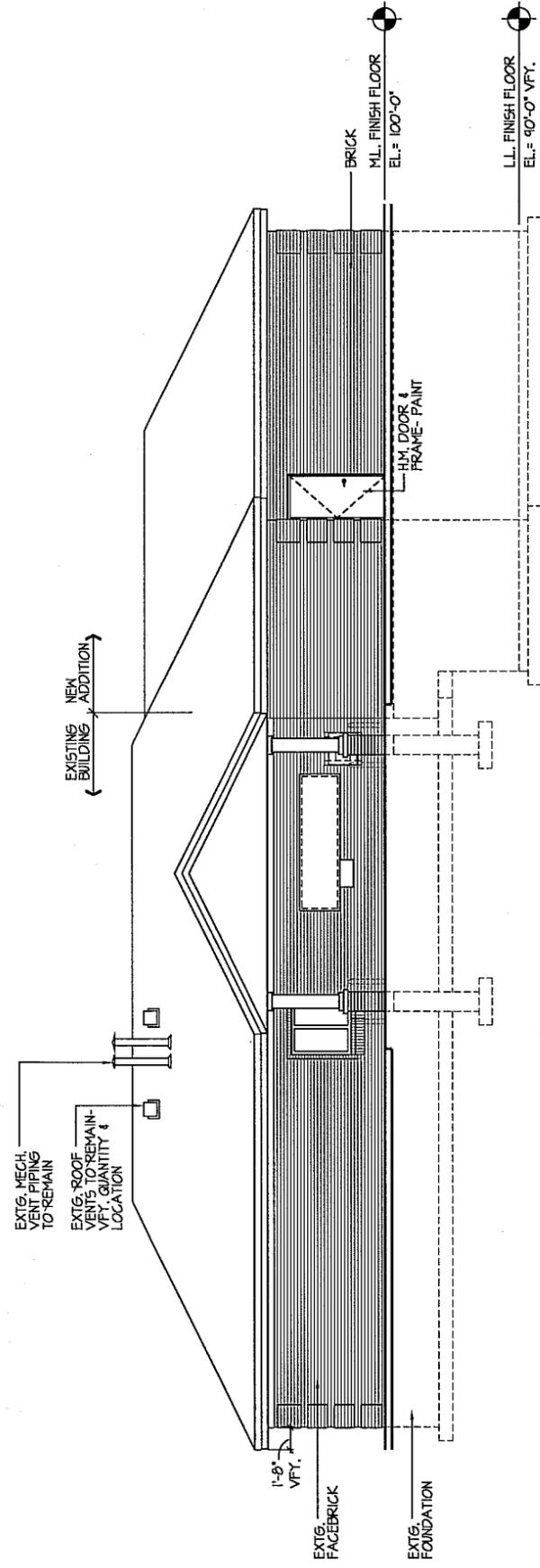
L 1.0



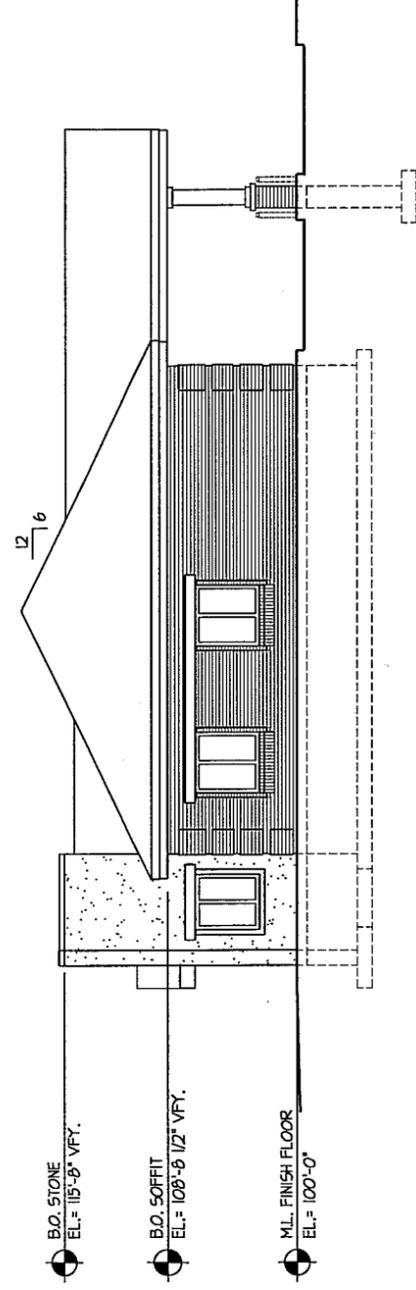
1 SOUTH EXTERIOR ELEVATION
A3.1 1/8"=1'-0"



2 WEST EXTERIOR ELEVATION
A3.1 1/8"=1'-0"



3 NORTH EXTERIOR ELEVATION
A3.1 1/8"=1'-0"



4 EAST EXTERIOR ELEVATION
A3.1 1/8"=1'-0"