

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, July 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
Dennis Wippermann
Harold Gooch
Pat Simon
Damon Roth
Christine Koch

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

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

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

GEORGE CAMERON – CASE NO. 10-21V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance from the front yard setback to construct the building 20 feet from the property line, whereas 30 feet is required, for the property located on the corner of Concord Boulevard and 65th Street. 7 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 expand the proposed Cameron's Liquor which will be located across the street from its old location. The proposed addition would add approximately 1000 square feet of floor area to the east side of the building facing Concord. The remainder of the site plan and parking lot would remain unchanged. Mr. Hunting explained that the County purchased ten feet of right-of-way along Concord thus making the building pad on the lot even narrower. The proposed building would encroach into that as their original building design was based on the old right-of-way. Staff and the applicant feel that moving the building closer to Concord would improve safety and traffic visibility. Staff recommends approval of the request with the hardship being the lot configuration, the existing average setback on Concord, and the potential for improved traffic visibility and safety. He noted that staff received one letter of opposition from the resident to the northeast of the subject property.

Commissioner Hark asked when the County purchased the additional right-of-way.

Mr. Hunting replied he was unsure of the exact timeline but felt it was rather recent as the original drawings from the architect were based on the previous property line.

Opening of Public Hearing

George Cameron, 2477 – 79th Street E, and Keith Peters, Nokomis Architects, Minneapolis, stated they were available to answer any questions.

Chair Bartholomew asked if the applicants were in agreement with the condition listed in the report, to which Mr. Peters replied in the affirmative.

Planning Commission Discussion

Chair Bartholomew stated he agreed with the hardship and supported the variance request.

Planning Commission Recommendation

Motion by Commissioner Gooch, second by Commissioners Roth and Koch, to approve the request for a variance from the front yard setback to construct a building 20 feet from the front property line whereas 30 feet is required, for the property located along Concord Boulevard, with the condition listed in the report and the hardship as stated.

Motion carried (7/0). This item will go to City Council on August 9, 2010.

VERMILLION STATE BANK – CASE NO. 10-22CPR

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a major site plan review to allow a 2,000 square foot building addition and a conditional use permit to exceed 25% impervious surface coverage in the Shoreland Overlay District, for the property located at 2975 – 80th Street. 11 notices were mailed.

Presentation of Request

Mr. Hunting explained that the applicant is proposing to add an addition to the west side of the existing bank. He advised that the only change being proposed, other than the expansion itself, is a minor modification of the drive on the northwest portion of the site in order to improve the turning radius. Mr. Hunting advised that the applicants are requesting a conditional use permit to allow 27% impervious surface in the Shoreland District whereas only 25% is permitted. He stated the applicants are addressing DNR's request to have a stormwater management plan in place which would treat any water prior to it entering Simley Lake. Staff recommends approval of the request with the conditions listed in the report.

Commissioner Wippermann asked if the driveway on the western edge of the blacktop would remain in its current location, to which Mr. Hunting replied in the affirmative.

Chair Bartholomew asked if the DNR would receive a copy of the approved stormwater management plan, to which Mr. Hunting replied they would not.

Opening of Public Hearing

Sean Raboin, HTG Architects, stated he was available to answer any questions.

Chair Bartholomew asked if the applicant agreed with the conditions listed in the report, to which Mr. Raboin replied in the affirmative.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Simon, to approve the request for a major site plan review to allow the construction of a 2,000 square foot building addition, and a conditional use permit to exceed the impervious surface maximum in the Shoreland District with the conditions listed in the report, for the property located at 2975 – 80th Street.

Motion carried (7/0). This item goes to the City Council on August 9, 2010.

OTHER BUSINESS

Mr. Hunting advised that due to the timing of the City Hall move, the August 4 Planning Commission meeting has been cancelled.

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 7:18 PM.

Respectfully submitted,

Kim Fox
Recording Secretary