

## PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, September 7, 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  
Mike Schaeffer  
Tony Scales

Commissioners Absent: Christine Koch

Others Present: Tom Link, Community Development Director  
Allan Hunting, City Planner

### **APPROVAL OF MINUTES**

The minutes from the August 17, 2010 meeting were approved as submitted.

### **STEININGER, INC. – CASE NO. 10-12CIA**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for an ordinance amendment for a ten year extension to the existing Sand and Gravel Overlay Zoning district, and a Conditional Use and Interim Use Amendment for the continued operation of a contractor's yard and mining operation, for the property located at 11305 Clark Road. 8 notices were mailed.

#### **Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant received the original Sand and Gravel approval in 1999. A Conditional Use Permit was also approved for the processing of sand and gravel and recycled concrete and asphalt. The applicant is now requesting a ten year extension; however, staff is recommending only a five year extension. The applicant is also requesting an Interim Use Permit (IUP) extension to allow outdoor storage on the east side of the property. He advised that the ordinance allows just a one-time extension for an interim use permit. The applicant is requesting a ten year extension; however, staff recommends only a five year extension. Staff recommends approval of Alternative A in the report which allows for the temporary Sand and Gravel Zoning District, Conditional Use Permit Amendment, and an Interim Use Permit Extension for a period of **five** years, with the conditions listed in the report, for the property located at 11305 Clark Road.

Commissioner Gooch asked what would happen if the applicants got only a five year extension but were not yet mined out.

Mr. Hunting replied that the applicants could request another extension as the one-time extension applied only to the IUP for outdoor storage.

Commissioner Simon questioned why the Environmental Commission had not reviewed the request prior to Planning Commission review.

Mr. Hunting replied it was just a matter of the timing of the process. He stated that staff did not foresee any issues with the use or impacts on surrounding properties since there were no proposed changes to the site.

Commissioner Simon asked if staff received any complaints regarding outdoor storage on the site, to which Mr. Hunting replied they had not received complaints of any kind for this operation.

Commissioner Simon asked if staff had inspected the site for compliance with the conditions.

Mr. Hunting replied that both Planning and Engineering staff visited the site. As a result of that visit, a few engineering issues were discovered and the applicant is working to correct those.

### **Opening of Public Hearing**

Vance Grannis Jr., 9249 Barnes Avenue, representing the applicant, stated the letter he submitted to the Planning Commission explains their justification for a ten year extension versus a five year. He advised that all engineering issues have already been corrected.

Chair Bartholomew asked if the applicant was in agreement with the conditions listed in the report, to which Mr. Grannis replied in the affirmative, with the exception of any reference to a five year extension versus a ten year extension.

### **Planning Commission Discussion**

Commissioner Roth stated he supported a ten year extension for the IUP for outdoor storage, and noted there was a mini-storage facility in close proximity to the subject property.

Chair Bartholomew advised he supported a ten year extension on the IUP for outdoor storage as well as for the sand and gravel, stating it was somewhat misleading to contend that a ten year permit would be a disincentive to sell the property.

Commissioner Schaeffer stated he supported a ten year extension on all requests as well, stating hopefully in ten years the economy will have improved and sale of the property will be more likely.

Commissioner Wippermann stated he supported a ten year extension as well with the rationale being the reasons stated in Mr. Grannis's letter.

### **Planning Commission Recommendation**

Motion by Commissioner Simon, second by Commissioners Scales and Schaeffer, to approve the request for an ordinance amendment to extend the existing Sand and Gravel Overlay District, a Conditional Use Permit Amendment for the continued processing of sand and gravel, recycled concrete, and asphalt, and an Interim Use Permit extension to allow a temporary contractors yard with outdoor storage, with a change to conditions to allow for a **ten** year extension, for the property located at 11305 Clark Road..

Motion carried (8/0). This item goes to the City Council on September 27, 2010.

## **ALLIED WASTE RECYCLERY – CASE NO. 10-30CA**

### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a Conditional Use Permit Amendment to amend the approved site plan to allow an expanded asphalt area to connect the two entrances, with the conditions listed in the report, for the property located at 2795 – 117<sup>th</sup>

Street. 5 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 modify circulation along the front of the building by adding asphalt to provide better semi-truck circulation. He stated the proposed change would provide improved traffic safety by moving trucks onto the site for queuing rather than on 117<sup>th</sup> Street. The applicant is not proposing any operational changes as part of this request. Staff recommends approval of the request with the conditions listed in the report.

**Opening of Public Hearing**

Vince VanderTop, civil engineer representing Allied Waste, stated he was available to answer any questions.

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

**Planning Commission Recommendation**

Motion by Commissioner Gooch, second by Commissioner Simon, to approve the request for a Conditional Use Permit Amendment to amend the approved site plan connecting the two entrance points, for the property located at 2795 – 117<sup>th</sup> Street, with the conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on September 27, 2010.

**OTHER BUSINESS**

Tom Link, Community Development Director, gave a summary of the Regional Roadway System Visioning Study recommendations which were recently adopted by the City Council. He explained that the study was done by SRF and is a long-term plan for transportation improvements for this part of the County. The study analyzes the impacts that future growth in Inver Grove Heights, Eagan, and surrounding cities will have on local and regional transportation systems, and projects out to 2030 and beyond. He advised that after looking at five different alternatives, the governmental agencies involved preferred Alternate E which proposes, among other things, a new interchange at I-494 a half mile east of the current Argenta/Delaware bridge. He stated this location would not only support future development in that area but would also avoid impacting existing residential and environmental areas, as well as relieving some of the burden on the 149 interchange. He advised that this alternative also includes a realignment of Argenta Trail which results in Argenta Trail going straight north from 70<sup>th</sup> Street rather than diagonally northwest. He stated Argenta Trail is anticipated to be widened to four lanes and eventually six. Alternative E also includes a high volume intersection or interchange at Highway 55 and Argenta Trail which would support future traffic volumes and eliminate traffic safety hazards. He advised that construction of any of the proposed interchanges would likely be a 5-10 year process.

Commissioner Simon asked for clarification of the proposed realignment of Argenta Trail and its impact on the existing homes on Argenta Trail.

Mr. Link replied that most of the current alignment of Argenta Trail south of 70<sup>th</sup> would remain the same. The new alignment would start just south of 70<sup>th</sup> Street and would run east of the existing residential neighborhood and would therefore not affect any of the front yards of the existing homes.

Commissioner Simon asked what would happen with the existing Argenta Trail.

Mr. Link stated that decision has not yet been made, however, they would likely 1) leave the existing Argenta Trail as a through street which would connect with 70<sup>th</sup> Street on the south, 2) cul-de-sac the existing Argenta Trail on the north with access to 70<sup>th</sup> Street from the south, or 3) cul-de-sac it on the south with access from the north.

Commissioner Simon asked for clarification of the Argenta Trail alignment near the MGT development.

Mr. Link replied that the new 80<sup>th</sup> Street extension would 'T' into Argenta Trail. He added that the City Council recently approved a contract for a study to be done of the collector street system in the Northwest Area which will identify the most desirable future alignments.

Commissioner Hark asked what the difference was between a high volume/high capacity intersection and an interchange, to which Mr. Link replied that an interchange has a grade separation whereas an intersection does not.

Allan Hunting, City Planner, advised that a work session is scheduled on September 21 from 5:45–6:45 in the City Council Chambers. The Commissioners will hear a presentation from a representative from the League of Minnesota Cities regarding various legal issues.

Mr. Hunting advised that City staff will meet with the City Attorney to discuss the recent Supreme Court ruling on variances. That information will then be forwarded on to the Planning Commission.

### **ADJOURNMENT**

Chair Bartholomew adjourned the meeting at 7:45 PM.

Respectfully submitted,

Kim Fox  
Recording Secretary