

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**WEDNESDAY, November 3, 2010 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**

- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR OCTOBER 19, 2010**

- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 CASTAWAYS MARINA INC – CASE NO. 10-34WAV

Consider the following requests for the property located at 6140 Doffing Avenue (PID No. 20-00200-010-25):

A.) A **Waiver of Plat** for a lot split.

Planning Commission Action _____

B.) A **Rezoning** of the property from I-1, Limited Industry to P, Public-Institutional.

Planning Commission Action _____

3.02 GERTENS GREENHOUSES – CASE NO. 10-32PUD

Consider the following requests for the property located at 5500 Blaine Avenue:

A.) An **Ordinance** amending Ordinance #946 to Rezone additional land to Commercial Planned Unit Development District and to change the site plan and allowed uses for the greenhouse expansion.

Planning Commission Action _____

B.) A **PUD Amendment** to change Resolution No. 98-210 to allow for the greenhouse expansion.

Planning Commission Action _____

- 4. OTHER BUSINESS**

- 5. ADJOURN**

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, October 19, 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
Pat Simon
Christine Koch
Dennis Wippermann
Mike Schaeffer
Tony Scales

Commissioners Absent: Damon Roth (excused)
Harold Gooch

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the October 5, 2010 meeting were approved as submitted.

CITY OF INVER GROVE HEIGHTS – CASE NO. 10-33ZA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for an ordinance amendment to Chapter 10-3-4 of the City Code (Zoning Ordinance) relating to criteria granting a variance. No notices were mailed.

Presentation of Request

Allan Hunting, City Planner, stated the request is for an ordinance amendment to conform the City Zoning Ordinance dealing with variances to the language of the State statute dealing with variances. He advised that the biggest change was precipitated by a recent Supreme Court decision where they felt that cities were not following the language as it was written in statute in regards to the granting of a variance and the necessity for the property in question not to have a reasonable use without a variance. Staff recommends approval of the proposed ordinance amendment.

Chair Bartholomew asked if the City had anything in place to inform the public of the proposed variance language.

Mr. Hunting replied that staff informs all applicants of the variance requirements, including the language regarding 'reasonable use'. He stated he would update the variance handout accordingly.

Chair Bartholomew suggested putting an update in the *Insights* newsletter.

Opening of Public Hearing

There was no public testimony.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Schaeffer, to approve the ordinance amendment to Chapter 10-3-4 of the City Code (Zoning Ordinance) relating to criteria granting a variance.

Motion carried (7/0). This item goes to the City Council on November 8, 2010.

OTHER BUSINESS

Mr. Hunting advised there is information on the City's website regarding bow hunting regulations.

Commissioner Simon asked if hunting with guns was allowed in the early morning hours, to which Mr. Hunting replied that the discharge of weapons was not allowed anywhere in the City at any time.

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 7:08 PM.

Respectfully submitted,

Kim Fox
Recording Secretary

P L A N N I N G R E P O R T
CITY OF INVER GROVE HEIGHTS

REPORT DATE: October 28, 2010

CASE NO: 10-34WAV

HEARING DATE: November 3, 2010

APPLICANT & PROPERTY OWNER: Castaways Marina

REQUEST: Rezoning and Waiver of Plat

LOCATION: 6140 Doffing Avenue

COMPREHENSIVE PLAN: P, Public Park and Open Space

ZONING: I-1, Limited Industry

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner 

BACKGROUND

The City is in the process of acquiring land for future development of park land that would be part of Heritage Village Park and the redevelopment of the piers of the old Rock Island Swing Bridge.

Castaways Marina owns property that is "land-locked" by City park property and a pond. Last spring, the City Council approved a transfer of ownership of .36 acres of property from Castaways Marina Inc. to the City. In return the City would construct a 6' high chain link fence along property owned by Castaways. Prior to the conveyance of the property a waiver of plat and rezoning shall take place.

The specific requests include the following:

1. A **Rezoning** of the parcel I-1, Limited Industry to P, Public/Institutional
2. A **Waiver of Plat** to create two parcels from the existing one tax parcel.

EVALUATION OF THE REQUEST

SURROUNDING USES

The subject property is surrounded by:

North	Castaways Marina; Zoned I-1, Limited Industry; guided Public Park/Open Space.
East	Pond, Castaways Marina; Zoned I-1, Limited Industry; guided Public Park/Open Space

West	Heritage Village Park; Zoned P; guided Public Park/Open Space.
South	City Property; Zoned P; guided Public Park/Open Space

REZONING

The Comprehensive Plan designation of the property is P, Public Park and Open Space. In order to be consistent with the future land use, the .36 acre parcel should be rezoned to P, Public/Institutional. The purpose of this district is to provide for areas that are appropriate for public and semipublic uses.

The City Code, Title 10-3-5 states that a rezoning request must be “in the best interest of the physical development of the City” in order to be approved. This suggests that the request should be reviewed against such factors as infrastructure availability; compatibility with existing land uses in the neighborhood; and consistency with the Comprehensive Plan.

Infrastructure Utilities are available in this part of the city, however no need is foreseen. No further road or other improvements would be required.

Neighborhood Compatibility This criterion is meant to focus thought on whether the proposed use would be compatible within the existing and planned neighborhood. As noted earlier, the City has been acquiring land for Heritage Village Park, which is just to the west of this parcel. The ability to expand park area to the pond would be consistent with the City’s vision of having more park land available in this area.

Comprehensive Plan All rezoning requests must be reviewed against the City’s Comprehensive Plan. Review against the various components of the Comprehensive Plan follows:

- Wastewater Treatment The proposed use would not generate any additional wastewater.
- Transportation The site is located northwest of Doffing Avenue, currently a land-locked piece of property. No additional roads would be needed.
- Park Facilities The goal would be to provide additional park facilities that are tied to Heritage Village Park.
- Employment Because of the limited development potential of this land, a change of land use designation would not have a negative impact on employment generation in the area.
- Natural Resources The site being developed as park would provide more opportunity to save the natural resources on the site.
- Land Use The proposed zoning would be consistent with the land use designation.

WAIVER OF PLAT

Lot Size. The waiver of plat consists of dividing a 3.74 acre parcel into two parcels. The City would be acquiring .36 acre parcel abutting Heritage Village Park and a pond. A condition of

approval would be to combine the .36 acre parcel with the abutting parcel to the west, currently owned by the City.

Access. There would be no road access to the .36 acre parcel; the remainder 3.38 acre parcel is accessed from a private drive owned by the marina.

ALTERNATIVES

The Planning Commission has the following actions available on the following requests:

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
- Approval of the **Rezoning** to change the zoning of the .36 acre parcel from I-1, Limited Industry to P, Public/Institutional.
 - Approval of the **Waiver of Plat** allowing the creation of a .36 acre parcel and a 3.38 acre parcel subject to the following condition:
 1. The .36 acre parcel acquired by the City shall be combined with the parcel to the west currently owned by the City.
- B. **Denial.** If the Planning Commission does not favor the proposed application, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Staff is recommending approval of the rezoning and waiver of plat as proposed.

Attachments: Location Map
Survey



Location Map

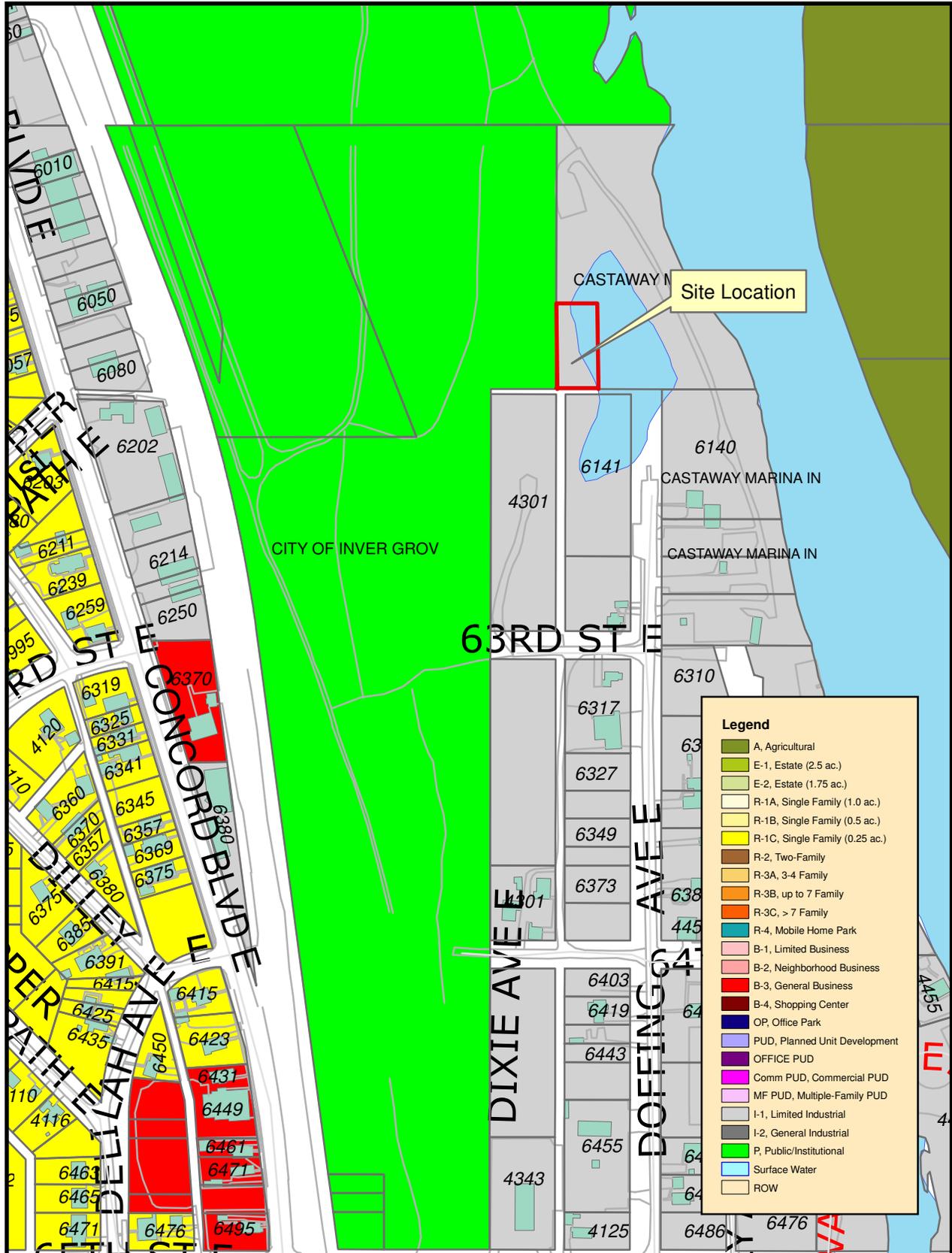


Exhibit A
Zoning Map

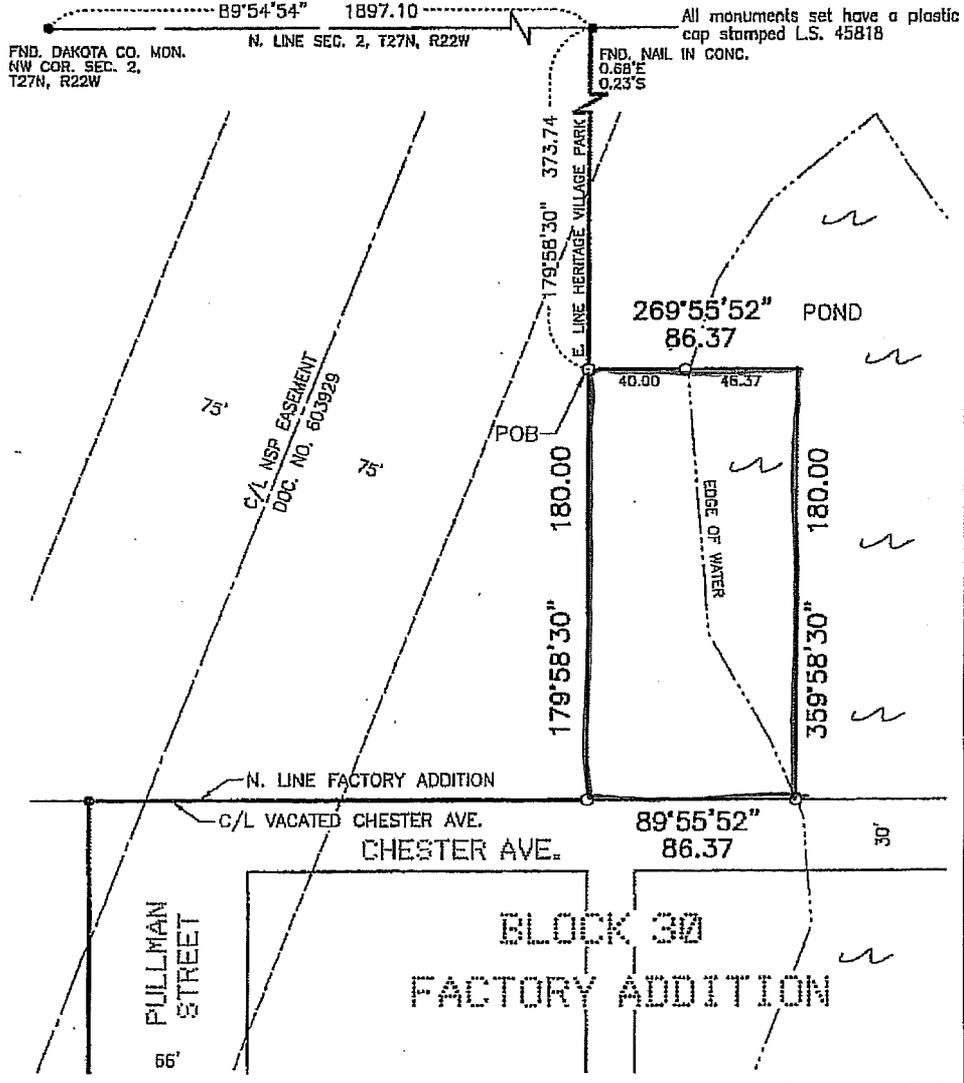


CERTIFICATE OF SURVEY
PART OF THE N1/2 GOVERNMENT LOT 8,
SEC. 2, T27N, R22W,
DAKOTA COUNTY, MINNESOTA



BEARINGS
 Bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north. NAD83 (86)

- MONUMENTS**
- Set 1/2" Rebars
 - Set 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)



SHEET 1 OF 2

PROJECT NUMBER 11033-10
11033CERT01.DWG
 DATE OF SURVEY 02/04/10
 DRAFTED BY C.D.M.
 SURVEYED BY K. BLAKE - COOK
 SURVEYED FOR INVER GROVE HEIGHTS

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

Christopher D. Munn
 CHRISTOPHER D. MUNN, PLS
3/30/10 45818
 DATE NUMBER

ENGINEERS-ARCHITECTS
 SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS

717 THIRD AVE. S.E.
 ROCHESTER, MN
 507-288-5464
 FAX 507-288-5038
 E-MAIL: INFO@YAGGY.COM



**CERTIFICATE OF SURVEY
PART OF THE N1/2 GOVERNMENT LOT 8,
SEC. 2, T27N, R22W,
DAKOTA COUNTY, MINNESOTA**

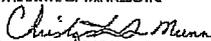
DESCRIPTION

That part of the North Half of Government Lot 8, Section 2, Township 27 North, Range North, Range 22 West, Dakota County, Minnesota, described as follows:

Commencing at the northwest corner of said Section 2; thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 54 minutes 54 seconds along the north line of said Section 2, a distance of 1897.10 feet; thence southerly 179 degrees 58 minutes 30 seconds azimuth 373.74 feet to the point of beginning; thence southerly 179 degrees 58 minutes 30 seconds azimuth 180.00 feet to the north line of FACTORY ADDITION to Inver Grove and also the centerline of vacated Chester Avenue; thence easterly 89 degrees 55 minutes 52 seconds azimuth along said north line and said centerline 86.37 feet; thence northerly 359 degrees 58 minutes 30 seconds azimuth 180.00 feet; thence westerly 269 degrees 55 minutes 52 seconds azimuth 86.37 feet to the point of beginning.

Said tract contains 0.36 acres, more or less.

SHEET 2 OF 2

PROJECT NUMBER	11033-10 <small>11033CERT101.DWG</small>	I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	ENGINEERS • ARCHITECTS SURVEYORS • PLANNERS LANDSCAPE ARCHITECTS
DATE OF SURVEY	02/04/10	 CHRISTOPHER D. MINN, PLS	717 THIRD AVE. S.E. ROCHESTER, MN 507-208-6464 FAX 507-208-8050 E-MAIL: INFO@YAGGY.COM
DRAFTED BY	C.D.M.		
SURVEYED BY	K. BLAKE - CDDK	DATE	NUMBER
SURVEYED FOR	INVER GROVE HEIGHTS	3/30/10	4501A



P L A N N I N G R E P O R T
CITY OF INVER GROVE HEIGHTS

REPORT DATE: October 29, 2010

CASE NO: 10-32PUD

APPLICANT: Gerten Greenhouses

PROPERTY OWNER: GLC Properties, LLC
Robert and Virginia Gerten

REQUEST: Rezoning Ordinance Amendment and PUD Plan Amendment

HEARING DATE: November 3, 2010

LOCATION: 5500 Blaine Avenue

COMPREHENSIVE PLAN: RC, Regional Commercial

ZONING: Commercial Planned Unit Development District Zoning 1998-05 and Comm PUD

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is proposing to amend their existing PUD approval and request rezoning to allow the construction of a phased project which includes combining the existing greenhouses with additions to fill in gaps and to construct an additional 250,000 square foot greenhouse over existing growing fields on the south side of the property toward Upper 55th Street, east side of Blaine. The greenhouse expansion would occur over several years with additions occurring at different times. Gertens would also be constructing a storm water pond and making other improvements to the existing storm water system. The remainder of the operation and site plan would be unchanged. No other changes to the operation are being requested at this time.

The property on which the proposed greenhouse would be located is currently zoned Comm PUD. The current zoning does not allow greenhouses. The property would have to be rezoned to PUD in order to allow greenhouses. Gertens is requesting the entire Tract F (see attached map) to be rezoned to PUD which would expand the boundaries of the PUD all the way to Upper 55th Street. The property at the northeast corner of Upper 55th Street and Blaine that contains the monument sign and growing fields would not be rezoned with this application.

The specific requests consist of the following:

- a) Amending Ordinance #946 by rezoning Parcel F to Commercial Planned Unit Development District and to change the site plan and allowed uses for the greenhouse expansion.

- b) A Planned Unit Development Amendment to change Resolution No. 98-210 to allow for the greenhouse expansion.

EVALUATION OF THE REQUEST

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

North Hwy 494

East Blackberry Apartments; zoned PUD; guided HDR

West Commercial multi-tenant building, office building; zoned PUD; guided RC

South Commercial buildings, office buildings; zoned PUD; guided RC, Office

HISTORY

Gertens has gone through a number of changes and expansions over the years. The first city approval was in 1989 and the latest approval occurred in 2003. Up until 1998, there were 9 conditional use permit approvals that governed the land use. The business has increased in size by expanding its retail store and expanded its greenhouses and growing fields, primarily on the east side of Blaine Avenue. In 1998, the City approved several ordinance changes and PUD approvals to govern the use through the Bishop Heights PUD rather than through conditional use permits. Currently, Gertens is governed primarily by Ordinance No. 946 which covers and regulates the facilities on the east side of Blaine. There is a separate ordinance that covers the facilities on the west side of Blaine, the "rock and block yard", a temporary use, and the professional services office building. A planned unit development was approved under Resolution #98-210 that provides additional conditions of approval for the business. There are some portions of the business that are not governed under any current city approvals. These areas include the two growing fields on the south side along Upper 55th Street (which were established around 2002) and growing fields on the far eastern portion of the site at the end of Brent Avenue. The use of these parcels has been the subject of much discussion over the years between the City and Gertens. No definitive land use policy decision has been made by the Council on this matter to date.

The Southeast Quadrant of Interstate 494 and the Lafayette Freeway (Highway 52) has been recognized as a premier gateway property to Inver Grove Heights. The City's vision for this area, including the Gerten Greenhouse property, is to encourage high quality commercial uses that would enhance the City's image, increase employment opportunities and create a substantial tax base, and provide a diversity of goods and services.

The City has anticipated regional commercial development in the Southeast Quadrant for many years. Planning for commercial development for this part of the City began back in 1985 when the first land use study which emphasized commercial development was completed. Further studies were done and comprehensive plan amendments were approved over the years to change

the emphasis of the quadrant from residential to provide substantially more retail and commercial uses. The City's goal throughout these planning efforts was consistent – to encourage significant commercial development in the Southeast Quadrant. The City's vision has materialized for much of the quadrant starting in 1997 when construction began on the 16-screen theater and hotel. Since that time, the quadrant has seen the construction of other hotels, restaurants, a gas station, bank, office building, automobile service stores and three strip center commercial buildings. There are still some highly visible parcels yet to redevelop in the quadrant with considerable commercial potential.

Before Gerten Greenhouses acquired the land abutting Upper 55th Street, there was a proposal submitted by the Minnesota Department of Revenue for a multiple story office building for the treasury offices on the property at the corner of Upper 55th and Blaine. That proposal was ultimately withdrawn. There were also concept plans prepared on at least two occasions for retail developments.

TAX INCREMENT FINANCING DISTRICT (TIF)

The City Council determined that encouraging development of high quality commercial development was such a high priority that it established the Redevelopment Tax Increment Financing District in May, 1991. The Tax Increment Finance District (TIF District 4-1) was certified in 1992 and the first tax increment was received in 1994. The TIF District will be able to collect tax increments up to 2019. The TIF plan contains the Council's position on the need and public purpose of the district. The Council stated: "Specifically, the City Council has determined that the property within the Development District is either underutilized or unused due to a variety of factors, including fragmented ownership of the property, inadequate and multiple zoning and ownership, excessive property cost compromising costs of clearance, grading, and soil correction, and inadequate public improvements to serve the property; all of which have resulted in a lack of private investment; that, as a result, the property is not providing adequate employment opportunities, and is not contributing to the tax base and general economy of the City". While over time some of these concerns have been lessened with development, there is still a significant amount of land in the quadrant that still has these same issues.

ROAD IMPROVEMENTS

In 1997, the Council adopted an amendment to the TIF plan to incorporate the new development activity including the theatre and hotel that started development in the quadrant. An ordinance was adopted to regulate the PUD developments in the area and this began what is now known as the Bishop Heights Addition.

To facilitate these developments, the City entered into financial assistance agreements with the developers to reimburse them for some of their development costs, and sold tax increment bonds to meet those obligations. In addition, the City undertook major roadway improvements to Upper 55th Street and Blaine Avenue in the amount of 4.3 million dollars to increase the capacity of these roads to meet the traffic needs of anticipated development within the Quadrant.

COMPREHENSIVE PLAN CONSISTENCY

All of the property subject to the ordinance and PUD for the east side of Blaine Avenue is guided RC, Regional Commercial. The 2030 Comprehensive Plan identifies the Regional Commercial designation as the following:

“Regional commercial areas are lots or parcels containing large-scale retail sales and services along arterial roadways that serve the region. As the name implies, goods and services offered in such areas appeal to a wide range of consumers, many whom are willing to travel a significant distance to patronize various business establishments. Regional Commercial districts are intended for large “big box” users. These types of uses serve as anchors for other small to mid-sized commercial uses that benefit by the traffic generated by the anchors.”

The Comprehensive Plan identifies this portion of the City (southeast quadrant) as a developing area bounded by I-494, the Lafayette Freeway and Upper 55th Street which has excellent exposure to regional transportation facilities.

Some of the Regional Commercial Areas Policies that are relevant to this application include:

- “1. Provide regional commercial areas to supply goods and services that appeal to a broad base of customers.”
- “6. Require high quality building materials for structures in regional commercial areas.”
- “9. Consider long term strategies for future reuse/reconfiguration of regional commercial centers during the initial planning stages.”
- “10. Encourage a mix of commercial uses within regional centers that share varying peak period traffic and parking patterns to help manage traffic congestion and allow for shared parking opportunities.”

The main question with this application is: what is the most appropriate land use for these parcels based on the goals and past planning for the Southeast Quadrant? The City has had a long standing goal of encouraging commercial development throughout the city and the Southeast Quadrant is recognized as one of the primary areas for such development.

Cities, including Inver Grove Heights, seek commercial development to achieve an expanded tax base, increase employment and provide a greater diversity of goods and services for the residents. In reviewing this application against these three benefits, Staff makes the following comments:

- 1) Expanded tax base. The proposed greenhouses would be constructed over land that is currently in green acres tax status, which means the land is taxed at a greatly reduced rate based

on the criteria established in Minnesota Statutes. The greenhouse house expansion would be considered an agricultural building and no additional tax generation would result from the value of the building.

2) Increase employment. Based on information provided by the applicant, no additional employees would be added as the greenhouse is not expanding the business. The Comprehensive Plan identifies employment estimates at one employee 330 to 500 square feet for commercial and office users.

3) Providing a diversity of goods and services. The greenhouse expansion would not provide any additional diversity of goods and services as the greenhouse would be covering existing growing fields. The area ultimately being covered by greenhouse is a significant area of potential commercial land that is visible from Upper 55th Street. There may be other uses of the property that could provide the opportunity of a greater diversity of goods and services, as evident by past development discussions.

Gertens Greenhouses is a regional draw and brings customers from the metro area. Having a regional retailer in the area brings in trade for some of the other retail users in the quadrant. Gertens has had a long standing relation and commitment with the City as they have expanded and improved their property over the years. Gertens is one of the largest employers in the City.

REZONING

Part of the change to Ordinance#946 would be rezone the land known as Tract F from Comm PUD to Commercial Planned Unit Development District #____. The Comm PUD District was set up as the base zoning for properties in the Bishop Heights PUD. This designation provided a number of allowed uses, but all properties would be required to rezone to be included in the Bishop Heights PUD. As currently zoned, greenhouses are not a permitted use. With the proposed rezoning, all of the properties added to the overall PUD are approved with specific uses. In this case, Tract F would be rezoned and approved to allow for the proposed greenhouse expansion.

Staff is concerned that rezoning the entire Tract F will compromise the City's goal of obtaining the highest and best use for the property as laid out in the Comprehensive Plan. At the same time, there does appear to be some merit in supporting the greenhouse expansion since it is consistent with previous city approvals. Therefore, Staff offers the idea of allowing the rezoning of only the north half of Tract F at this time. Rezoning only the north half would allow for the greenhouse expansion, but would retain the general Comm PUD zoning for the south half of Tract F. This same area would not be included in the PUD. This would allow for other commercial opportunities that the City has been encouraging for the quadrant.

Staff did a conceptual comparative analysis of the land area requested to be rezoned to determine the type and amount of commercial or office development that could occur on this area. Staff considered the land areas that would remain growing fields after the greenhouse expansion. Using aerial photography, staff overlaid two projects (Aspen Medical Building and strip center/gas station, between Blaine and Bishop Avenue) on to the land that is used for growing fields along Upper 55th Street. Based on this conceptual analysis, there does appear to be enough space

along Upper 55th Street to have commercial or office development that would satisfy the primary goals of the City in this area to provide a good tax base, expanded employment and providing a diversity of goods and services. For my analysis, I excluded areas that will be used for storm water ponding and the pipeline easement that exists on this property. There are two buildable areas, approximately 3.6 acres on the west side and 2.7 acres on the east side. An office building of approximately 56,000 square feet could fit on the 3.6 acre area and would achieve a Floor Area Ratio (FAR) of .22. A retail strip center and gas/convenience store of approximately 14,000 square feet could fit on the 2.7 acre area and would achieve an FAR of .14. Floor to Area Ratios would be consistent with those identified in the Comprehensive Plan (range from .15-.35). The potential for employee growth could range from about 112 for the office building example to 41 for the retail/gas example. This analysis addresses the question of whether the current growing field use and the expansion of greenhouses is the highest and best use of this area of the Southeast Quadrant.

A review of the site plan indicates that establishing a zoning boundary 50 feet south of the southern limit of the greenhouse structure would provide enough room for the proposed access road and an additional 20 feet for buffer or other improvements. This measurement would allow the greenhouse to meet all setback requirements for structures or driveways from boundaries of individual PUD's.

With this modification to the request, staff would support the request. Gertens operation would be allowed to continue along the east side of Blaine as previously recognized and allowed by the City. This alternative would then allow office/retail development along Upper 55th Street consistent with the long established goals and previous City actions.

To further the City's goal of achieving retail/office uses in the quadrant and especially along Upper 55th Street, the parcel that is immediately west of Tract F at the corner of Upper 55th and Blaine should be looked at for rezoning to Comm PUD. The parcel is currently zoned A, Agricultural and has growing fields on it. In order to further protect the City's interests, The Council could consider initiating a rezoning of this parcel to Comm PUD to be consistent with the Comprehensive Plan designation which is RC, Regional Commercial and to be consistent with the goal of retail or office uses along the Upper 55th Street frontage. With this zoning, the site could remain as a growing field, but would not be allowed to expand with any other structures or greenhouses without Council approval of an amendment to the existing PUD.

PROJECT REVIEW OF CONDITIONS OF ORDINANCE #946 AND PUD RESOLUTION #98-210

Ordinance #946. In 1998, the City adopted Ordinance #946 which governs the Gertens operation east of Blaine Avenue. The ordinance rezoned the property to a commercial PUD zoning district and created a set of performance standards for the district. The ordinance replaced all of the previous CUP's that were approved over the years. The ordinance actually governs all of the Bishop Heights PUD which extends roughly from Hwy 52 as the west boundary, Hwy 494 as the north boundary, both sides of Upper 55th Street to the south and extends to Cahill Avenue to the east. All development within the Bishop Heights PUD is governed under this ordinance. The ordinance has been amended as each new development is approved. A specific use, size of building and unique characteristics is approved for each lot in the PUD. In Ordinance #946,

Gertens is listed under Tracts A-D. A separate PUD Development Plan Resolution is also approved for each project and contains specific conditions that pertain to that use. A review of the conditions of approval of the PUD resolution is contained later in this report.

The following reviews the proposed site plan against the applicable performance standards and general provisions found in the ordinance.

Setbacks. The proposed greenhouse addition at full build out would comply with all perimeter setbacks. The structure would be located 100 feet from Blaine at its closest point and 50 feet from the east property line. Required setbacks from Blaine are 50 feet and 30 feet for side yards.

Building Height. Maximum height for an accessory structure is 30 feet. The Greenhouse would be 22 feet high which complies with standards.

Minimum Open Space. Total area for the Tracts A-D and F equal approximately 46.8 acres. The Ordinance requires that a minimum of 25% open space be preserved. The existing and proposed impervious cover would equal 24 acres or approximately 52% of the site. With the greenhouse expansion, the site complies with the open space requirement.

Parking/Circulation. The proposed greenhouse would be constructed over existing growing fields which are separated from the main parking circulation of the retail business. The applicant has indicated that the addition does not require additional employees and therefore no additional parking is required. Access to the building would include utilizing the existing curb opening along Blaine and using the existing internal access. There would be a paved driveway around the south and east sides of the greenhouse to provide access to all sides of the building. Parking and access requirements have been met.

Landscaping, Signage and Architecture. Development in the Bishop Heights PUD is governed by the Bishop Heights Design Guideline Manual that was approved with the theater phase of the PUD. This manual covers all development in the PUD.

The zoning ordinance requires screening where a business or industrial use (structure, parking or storage) is adjacent to property zoned or developed for residential uses. In this instance there should be some screen plantings installed along the east property line the length of the full build out of the greenhouse. This would require plantings to the end of the cul-de-sac. Staff would recommend the full screen plantings be installed at one time in order to provide a uniform planting height and allow all to mature at the same rate as the greenhouse additions are installed. Gertens has submitted a landscape/screening plan which includes plantings along the east boundary line from the proposed greenhouse to Upper 55th Street and then along Upper 55th Street in front of the proposed storm water pond. The plantings consist of a mixture of deciduous and coniferous over story trees, flowering trees, shrubs and ornamental grasses. The plan shows a substantial amount of plantings along the property line to help break up the massing of the greenhouses. The plan submitted should meet the intent of the ordinance to provide landscape screening between the commercial and residential use.

No changes to signage are being proposed with the greenhouse addition.

The Bishop Heights Design Manual provides some criteria and guidance for acceptable materials in the PUD. The language includes that both principal and accessory structures shall be constructed of materials consistent with the overall quality and appearance of masonry building. A number of suitable materials are listed as acceptable including glass wall systems. The proposed greenhouse would be constructed with an aluminum framing with polycarbonate clear and frosted wall panels and an acrylic clear roof.

While the construction materials proposed do not appear to meet a strict interpretation of the acceptable materials list, the city has found the existing greenhouses and approved greenhouse expansions to comply with these similar materials. The Design Manual does contain a clause that other materials may be acceptable as deemed appropriate by City Staff. By its nature, a greenhouse must be made of clear lightweight materials to serve its function. It would seem reasonable to allow the proposed materials for the greenhouse if the proposed expansion is found acceptable.

Engineering. The Engineering Department and has Barr Engineering have reviewing the plans against the City's storm water management plan. The Gerten property drains both to the north into the MnDOT pond along 494 and south to the pond in the Forest Haven Development. Barr has noted some issues with total amount of volume leaving the Gerten property and that it could impact both end ponds. The City Engineering Department and the applicant are working on a solution to the storm drainage volume control and as of the date of this report, these issues have not yet been resolved. Options include adding more storm basins on site or minimizing the size of the greenhouse. Planning Staff would be concerned that the proposed storm water pond located in the southeast corner not be enlarged to a point that it makes the property that abuts Upper 55th Street not viable for any further commercial or office development. Engineering recommends that a condition be put in place that the ultimate size of the greenhouse allowed would be based on further studies of the storm water system. The greenhouse would most likely be built in phases that could be accommodated by the storm water system. The city would still have control that the maximum greenhouse size allowed would be based on the storm water system capacity and City Engineering Department approval.

Traffic. Ordinance No. 946 provides for a maximum trip generation that was determined from previous approvals. The current number in the code is 208 which represent forecasted p.m. peak hour trips. Since the proposed greenhouse additions would not add any more employees and they would not affect retail traffic, no changes to the traffic numbers are required. A traffic study was not required with this request since the greenhouse would be covering an existing portion of the operation. No changes would be made to the ordinance amendment.

Resolution 98-210. The Council adopted a resolution approving a PUD Development Plan relating to the Gertens property located on the east side of Blaine. This resolution addresses specific conditions of approval and also carried over all the conditions that were previously part of the old conditional use permits. This resolution would need to be amended to reflect the revised site plan showing the greenhouse additions. The resolution contains 14 conditions of approval. Some of the conditions have been satisfied and therefore would be removed from a revised resolution.

The site is not in compliance with one of the conditions. Condition #9 requires the greenhouse structure on Tract B to be altered to meet the required setback. According to the staff report from 1998, the greenhouses are setback eight (8) feet from the north property line. The PUD ordinance requires a 30 foot setback. The greenhouses were to be altered to meet the setback by July 1, 1999. Upon review of aerial photos and our GIS property line information, the greenhouses have not been moved.

Staff has discussed this issue with the applicant and reviewed its history. The previous 1998 planning report states only that the greenhouses do not meet the setback but does not provide detail on negative impacts to other properties. The greenhouses abut MnDOT property that is used for a regional storm pond. Leaving the existing greenhouses in their current location does not negatively impact property that could be further developed. Through a PUD process, the applicant can request flexibility from a performance standard without a variance. The applicant is requesting that the greenhouses remain in their current location as they have stood in their present state without any negative impact to either the MnDOT storm pond or to other property. Based on the location of the greenhouses next to MnDOT property, the greenhouses have been in existence for some time without any negative effects, Staff would support the existing location as shown on the proposed PUD site plan.

Wetlands. There is an existing wetland located along the eastern boundary where the greenhouse is proposed. The applicant has indicated that they plan on filling the wetland to provide for the greenhouse. Because the wetland is governed under the Wetland Conservation Act (WCA), a wetland replacement plan would be required to be submitted, reviewed by the Environmental Commission and approved by the City Council. The review analysis would be done by the Technical Evaluation Panel (TEP) as required by WCA. The TEP has met on site and discussed the issue with the applicant's engineer to determine impacts, if the wetland were filled. The current wetland has been altered when the apartment complex was constructed about five years ago. The wetland is a very deep and does not have good water quality. The type of wetland is not very high quality. Based on this initial review, the TEP did not find any issues with a replacement plan and would recommend approval. The replacement plan is to purchase wetland credits in a wetland bank at an undetermined location. Minnesota Board of Soil and Water Resources (BSWR) has found over time that purchasing credits in existing approved wetlands has been more successful in preserving total wetland area rather than creating wetlands on site. A wetland replacement plan is in the process of being submitted. Any approval of this application must be contingent upon approval of a wetland replacement plan. As stated, staff finds the replacement concept acceptable as the TEP does not see any issues.

ALTERNATIVES

The Planning Commission has the following actions available on the following requests:

A. Approval. If the Planning Commission finds the application to be acceptable, the following action should be taken:

- Approval of an Ordinance Amendment to PUD Ordinance #946 adding Tract F to the PUD area and Rezoning to Commercial Planned Unit Development District No. 2010-01 and allowing a total of 605,000 square feet of greenhouse on Tracts A-F.
- Approval of a PUD Amendment to Resolution #98-210 adding Tract F to the PUD boundaries and allowing a total of 605,000 square feet of greenhouse 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 herein:

Site Plan	dated 9/7/10
Grading Plan	dated 9/7/10
Landscape Plan	dated 10/21/10
Greenhouse Elevations	dated 9/7/10
 2. The Planned Unit Development for which these Final Development Plans are being approved is subject to Ordinance No. ____ together with any other applicable codes.
 3. The City's Code Enforcement Officer shall be granted right of access to the property at all reasonable times to ensure compliance with the terms and conditions of approval.
 4. Site lighting shall be installed and maintained in such a manner as to prevent any direct source of light from being visible from the public right-of-way or adjacent property.
 5. All signage must be consistent with standards found in the City Code.
 6. Accessory buildings identified as P and Q on the attached exhibits are not to be used for retail purposes nor are they to be accessible to the public.
 7. Unless specifically stated herein, development plan approval does not imply approval of any variances, nor does it grant exceptions from any Building Code or Fire Code requirements that may apply to the construction of use of improvements on the site.

8. Outdoor sales of only plan and landscaping materials shall be permitted on the site. Outdoor display of agricultural implements and machinery for sale on or from the site is prohibited. Screening requirements for the property shall be waived.
9. Open storage, other than specifically permitted herein shall be prohibited on the site.
10. A minimum 20 foot wide, unobstructed, all-weather surfaced access roadway must be provided, in accordance with the Fire Code, to within 150 feet of the exteriors of all buildings on the site. Approval by the Fire Marshal of all fire access roads and on-site water supply shall be required prior to issuance of any building permits.
11. Turn-arounds or curb cuts shall be provided at the north and south ends of the parking lots. The design and construction of the turn-arounds or curb cuts shall be subject to the review and approval of the Fire Marshal and the Director of Public Works.
12. Should construct of a future collector street, with an alignment as generally shown in the 1995 Lafayette Area Land Use Plan, require removal of any or all of these buildings identified as J, K, L, M, N, O, P, Q on the attached exhibit, the applicant agrees to remove them at no cost to the City.
13. The maximum peak p.m. hour traffic generation permitted for the site shall be 208 trips.
14. When the land upon which the 10'x10' business sign is located ceases to be leased as a contiguous parcel with the remainder of the Gerten Greenhouse parcels, the sign shall be removed within 90 days.
15. Any approval of this application must be contingent upon approval of a wetland replacement plan.
16. Prior to City Council approval, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer.
17. The ultimate size of the greenhouse expansion allowed shall be based on a storm water design that is approved by Engineering. A phased greenhouse expansion is acceptable, however, once the first phase of expansion is approved by the City Engineering Department, no further greenhouse expansion shall be allowed without the approval of the City Engineering Department.
18. An improvement agreement shall be required and shall be approved by the City Council prior to any work commencing on the site.

19. Easements for drainage and utility shall be provided as required by the City Engineer.
20. Additional right-of-way or public easement shall be granted to the City for Blackberry Trail. Amount of easement to be determined and approved by the City Engineer.
21. Resolution #98-210 shall become null and void and replaced with the conditions contained in this resolution.

B. Approval in Part. If the Planning Commission finds the application to be acceptable, the following action should be taken:

- Approval of an Ordinance Amendment to PUD Ordinance #946 adding a portion of Tract F described as the land northward of a line running east-west 50 feet south of the proposed greenhouse building to the PUD area and Rezoning the same area of Tract F to Commercial Planned Unit Development District No. 2010-01 and allowing a total of 605,000 square feet of greenhouse on Tracts A-F.
- Denial of the Rezoning request for that portion of Tract F lying south of a line running east-west 50 feet south of the proposed greenhouse building
- Approval of a PUD Amendment to Resolution #98-210 adding a portion of Tract F described as the land northward of a line running east-west 50 feet south of the proposed greenhouse building to the PUD boundaries and allowing a total of 605,000 square feet of greenhouse subject to the following conditions listed in Option A above:

C. Denial. If the Planning Commission does not favor the proposed application the above requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Staff offers the following:

- Over the years as Gertens has expanded, the City has supported and approved these expansions. The proposed greenhouse expansion would be consistent with past city approvals.
- The expansion is located on the historical place of business, that is, the business was always on the east frontage of Blaine Avenue and this expansion is a continuation of growth on the east frontage.
- The expansion would be consistent with long established city plans (since 1985) including consistency with the 2030 Comp Plan, and consistent with many other city actions such as; establishment of the TIF District, public improvements to the road system and approval of

other commercial developments all to achieve commercial/office development in the quadrant.

- The greenhouse expansion does not provide additional employment nor does it provide for an expansion of goods and services.
- The greenhouses will not provide additional tax base.
- With staff's recommendation to rezone only the northern portion of Tract F, the City reserves the Upper 55th Street frontage for future commercial or office.
-

While the storm water ponding issue is not yet resolved, both parties are working on a solution and some determination will be made prior to City Council review. Staff is comfortable with moving this request forward with the condition listed that the ultimate size or phasing of the greenhouse shall be approved by the City Engineer based on the approved storm water system design.

Staff recommends Alternative B, Approval of the request with rezoning only the northern portion of Tract F. Staff would recommend denial of the rezoning of the entire Tract F.

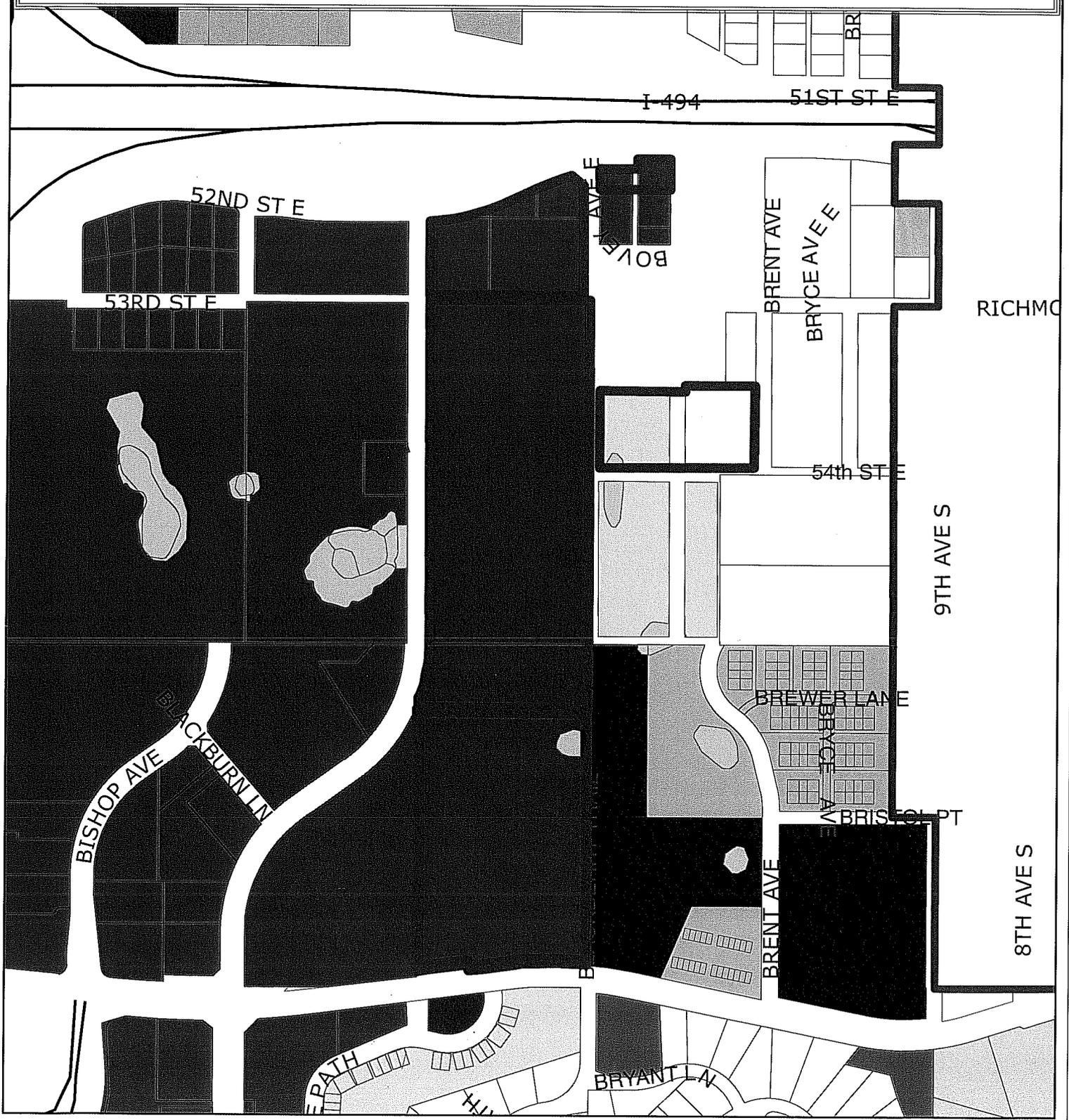
Attachments: Comprehensive Plan Map
Zoning Map
Aerial Map
Applicant Narrative
Tract Identification Map
Building Identification Map
Site Plan
Grading Plan
Landscape Plan
Greenhouse Phasing Plan
Drawing of Proposed Zoning Line
Greenhouse Elevations

Gerten Greenhouses Comprehensive Plan Map



Legend

2030 Land Use Plan	Low-Medium Density Residential	Community Commercial	Industrial Office Park	Public / Institutional	Open Water / Wetlands
parcels_051208.PPLU_HKGI	Medium Density Residential	Regional Commercial	Light Industrial	Public Open Space	
Rural Density Residential	High Density Residential	Mixed Use	General Industrial	Private Open Space	
Low Density Residential	Neighborhood Commercial	Office	Refinery Buffer Area	Rail Road	



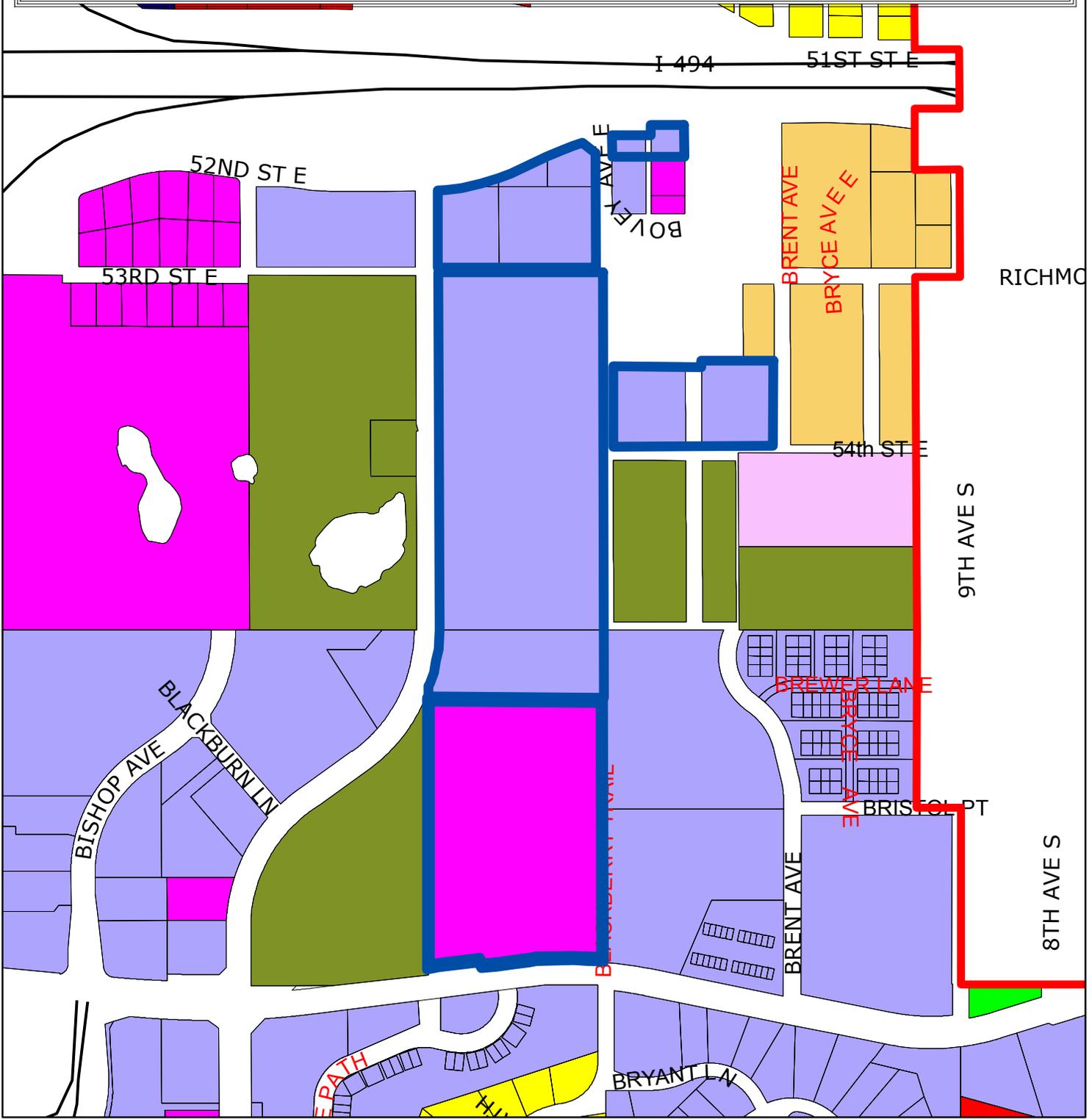


Gerten Greenhouses Zoning Map



Legend

A, Agricultural	R-1C, Single Family (0.25 ac.)	R-4, Mobile Home Park	OP, Office Park	I-1, Limited Industrial
E-1, Estate (2.5 ac.)	R-2, Two-Family	B-1, Limited Business	PUD, Planned Unit Development	I-2, General Industrial
E-2, Estate (1.75 ac.)	R-3A, 3-4 Family	B-2, Neighborhood Business	OFFICE PUD	P, Public/Institutional
R-1A, Single Family (1.0 ac.)	R-3B, up to 7 Family	B-3, General Business	Comm PUD, Commercial PUD	Surface Water
R-1B, Single Family (0.5 ac.)	R-3C, > 7 Family	B-4, Shopping Center	MF PUD, Multiple-Family PUD	ROW





Larkin Hoffman Daly & Lindgren Ltd.

1500 Wells Fargo Plaza
7900 Xerxes Avenue South
Minneapolis, Minnesota 55431-1194

GENERAL: 952-835-3800
FAX: 952-896-3333
WEB: www.larkinhoffman.com

October 28, 2010

Tom Link
Community Development Director
City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

Re: Gertens Greenhouse and Garden Center, Inver Grove Heights, Minnesota
Rezoning and PUD Amendment to allow for additional greenhouse use

Dear Mr. Link:

We represent Gertens Greenhouse and Garden Center ("Gertens"). Gertens has applied for a Planned Unit Development ("PUD") Amendment and rezoning for a portion of its property (the "Site") located in the City of Inver Grove Heights, Minnesota ("the City") to allow for an expansion of its existing greenhouse and retail operations. The Site is part of a 46.8 acre land area that is already used for Gertens' greenhouse operations. The Site currently is zoned Commercial PUD ("COMM PUD"). Gertens requests that the City rezone the Site and incorporate it into the existing Bishop Heights PUD. The rezoning would allow for the expansion of Gertens' greenhouse facilities, otherwise not allowed in the COMM PUD District. The southern half of the COMM PUD parcel would keep its COMM PUD zoning.

Gertens understands that the City is interested in rezoning the parcel at the corner of Blaine and Upper 55th Street East from AG District to COMM PUD; Gertens is willing to explore this request with the City. This would create a COMM PUD parcel that reaches from Blaine Avenue to Blackberry Trail.

In support of the application, Gertens has submitted a revised Site Plan, Landscaping Plan, Grading and Drainage Plan, Stormwater Management Plan and Utility Plan.

Project Summary

Gertens is a 4th-generation family-owned business. Gertens has thrived at its location in the City. The family is committed to the community and the region. As a part of its ongoing improvements, Gertens is seeking to expand its current greenhouse operations and create additional connections between its existing nursery buildings. This expansion is intended to occur over several phases, stretching over a number of years.

The expansion will include a new greenhouse on the Site (covering existing planting fields), constructed off of the south end of Gertens' existing greenhouses. (See attached Site Plan, Building G). Additional connections will be created between Buildings C – F in order to provide

a more effective layout. An existing wetland on the Site will be filled and mitigated in order to allow for expansion of greenhouse space. The City, acting as LGU, approved the wetland delineation by decision dated October 8, 2010. The greenhouse expansion request includes a new stormwater pond in the southeast corner of the Site. The pond will be sized appropriately to handle the Gertens expansion as well as any future development consistent with the COMM PUD District. An application to place the new pond as part of mitigation in the southeast corner will be filed with the City if the Gertens PUD re-zoning is acceptable to the City.

Expanding the existing Gertens greenhouses will assist in unifying the greenhouse space and provide more efficient operations. (See attached Site Plan, Buildings C – F). In addition, the expansion will allow Gertens to grow seasonal plantings for sale throughout the year. A circulation spine will provide convenient movement throughout the greenhouses.

Due to the City's zoning and Comprehensive Plan ("Comp Plan") changes in recent years, the Site is zoned in a way that does not currently permit its proposed use as a greenhouse. A rezoning of the Site and amendment to the Bishop Heights PUD will allow Gertens to move forward with its planned expansion based on the uses allowed in that zoning category.

As a part of the rezoning and Bishop Heights PUD amendment, Gertens requests that the City approve a total of 605,000 square feet of greenhouse area to allow for the additions to Buildings C – F and Building G. This will allow Gertens to expand as it is able based on business conditions, while providing a maximum building area that Gertens cannot exceed under the PUD. Gertens requests that the City grandfather the existing greenhouses located at the northeast corner into the gross building area of the Bishop Heights PUD. (See attached Site Plan, Building H). This request will resolve a setback discrepancy on a small portion of the north property line.

Comprehensive Plan

The City's 2030 Comp Plan was adopted in 2008. It guides the City's development over the next two (2) decades. While there are several zoning designations on the Gertens properties, the City has guided the entirety of the Gertens properties, with the exception of a portion on the eastern side of the property, as Regional Commercial ("RC"). *Comp Plan Future Land Use Map, April 2009.*

RC areas are intended for large-scale retail sales and services along arterial roadways that serve the region and appeal to a wide range of consumers, many of whom are willing to travel a significant distance to patronize various business establishments. *Comp Plan, Land Use, § 2-18.* These are considered "big box" users in the City's Comp Plan and are intended to serve as anchors for other small to mid-sized commercial users that benefit from the traffic generated by the anchors. *Id.*

The Gertens proposed expansion to allow for Buildings F and G will unify and improve the existing operations and use of the entire Gertens property. Gertens is a regional destination, drawing large numbers of visitors each year to the City. As noted, Gertens is willing to work

with the City on a future rezone of a portion of the Gertens' property currently zoned Agriculture to COMM PUD. The additional landscaping and improved access to the Gertens property will improve the overall design of the property and assist in preparing the COMM PUD property for future development.

Current and Proposed Zoning

There are several Gertens parcels relevant to this discussion. Tracts A-D are currently zoned Planned Unit Development ("PUD") and are part of the Bishop Heights PUD, which was approved by the City in 1998. The Site is zoned COMM PUD, which is essentially a holding zone. Tracts A-D currently hold the majority of the Gertens development, including the existing nursery operations, retail sales and greenhouses. (See attached Site Plan, Buildings A – F, J – Q). The Site is located south of Tracts A-D and Building E and is used for seasonal plantings.

Landscape nurseries are defined by the City as: "[a] business growing and selling trees, flowering and decorative plants and shrubs and which may be conducted within a building or without, for the purpose of landscape construction." *Code*, § 10-2-2. A commercial greenhouse is defined as a "retail business where the primary operations are the selling of landscaping and plant materials grown on site either in an enclosed building or outside." *Id.*

Within the AG District, commercial greenhouses and nurseries are allowed through a conditional use permit ("CUP"). A CUP is required only for retail operations. A CUP for Gertens was originally approved in 1989, with amendments to the CUP approved in 1989, 1990, 1995, 1997, and 1998. In 1998, a CUP amendment and rezoning to a part of the Bishop Heights PUD was approved. This rezoning established the existing retail/wholesale agricultural uses as permitted. The City's historical timeline reflects that the PUD approvals now supersede all of the old CUPs.

The COMM PUD District is a designation created by the City to provide for the comprehensive development of the Lafayette neighborhood. "As commercial uses or developments are proposed in the neighborhood and are found compatible by the City, the ordinance specific to the Lafayette neighborhood will be amended by adding the new use/development for the subject property." *Code*, § 10-10F-1.

A rezoning from Commercial PUD to Bishop Heights PUD requires a majority vote of the Council. *Code*, § 10-13A-11. The criteria that the City considers when reviewing a PUD rezoning are:

- *The consistency of the proposed PUD with the City's Comp Plan.*

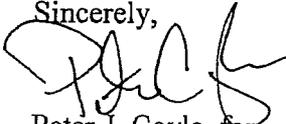
The Gertens expansion to allow for additions to Buildings C – F and the addition of Building G is consistent with the City's Comp Plan. Gertens serves a broad base of customers. While Gertens is not a typical "big box" retailer, Gertens is a destination shopping experience that draws a variety of consumers to the area, expanding opportunities for other existing and future retailers. Gertens is a true "anchor" business. A well-designed and thriving business, the Gertens expansion

Tom Link
October 28, 2010
Page 6

consistent with the City's Comp Plan for the area and will provide a unified development opportunity along Blaine Avenue and Upper 55th Street East to Blackberry Trail.

Please contact me with any questions regarding Gertens' rezoning and PUD amendment application.

Sincerely,

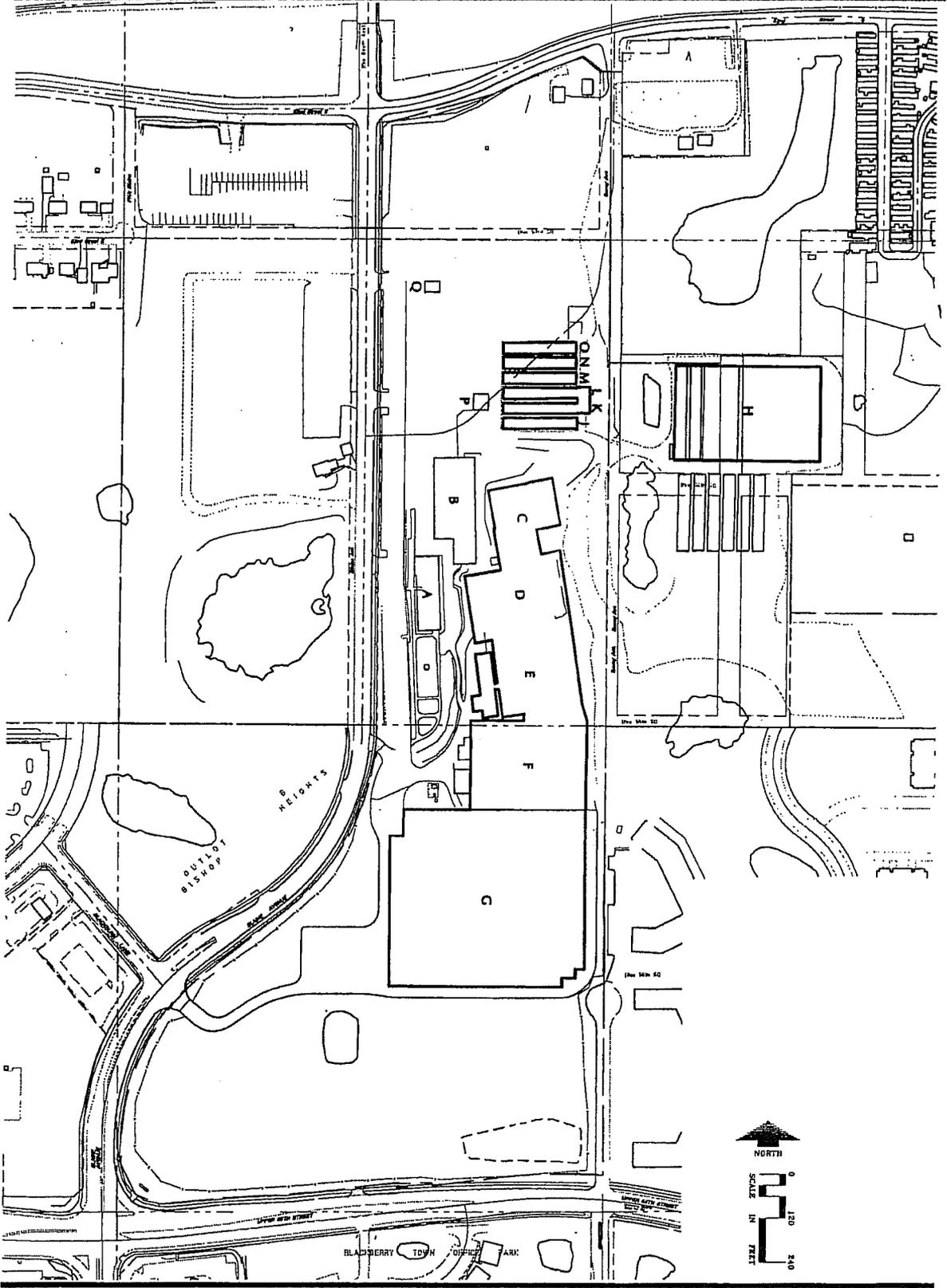


Peter J. Coyle, for
Larkin Hoffman Daly & Lindgren Ltd.

Direct Dial: (952) 896-3214
Direct Fax: (952) 896-3265
Email: pcoyle@larkinhoffman.com

cc: Lew Gerten
Allan Hunting

1327469.1



CLIENT: **GREENHOUSES, INC.**

PROJECT: **River Grove Heights, Minnesota**

DESIGNER: **LOUGHS ASSOCIATES**

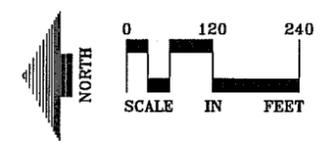
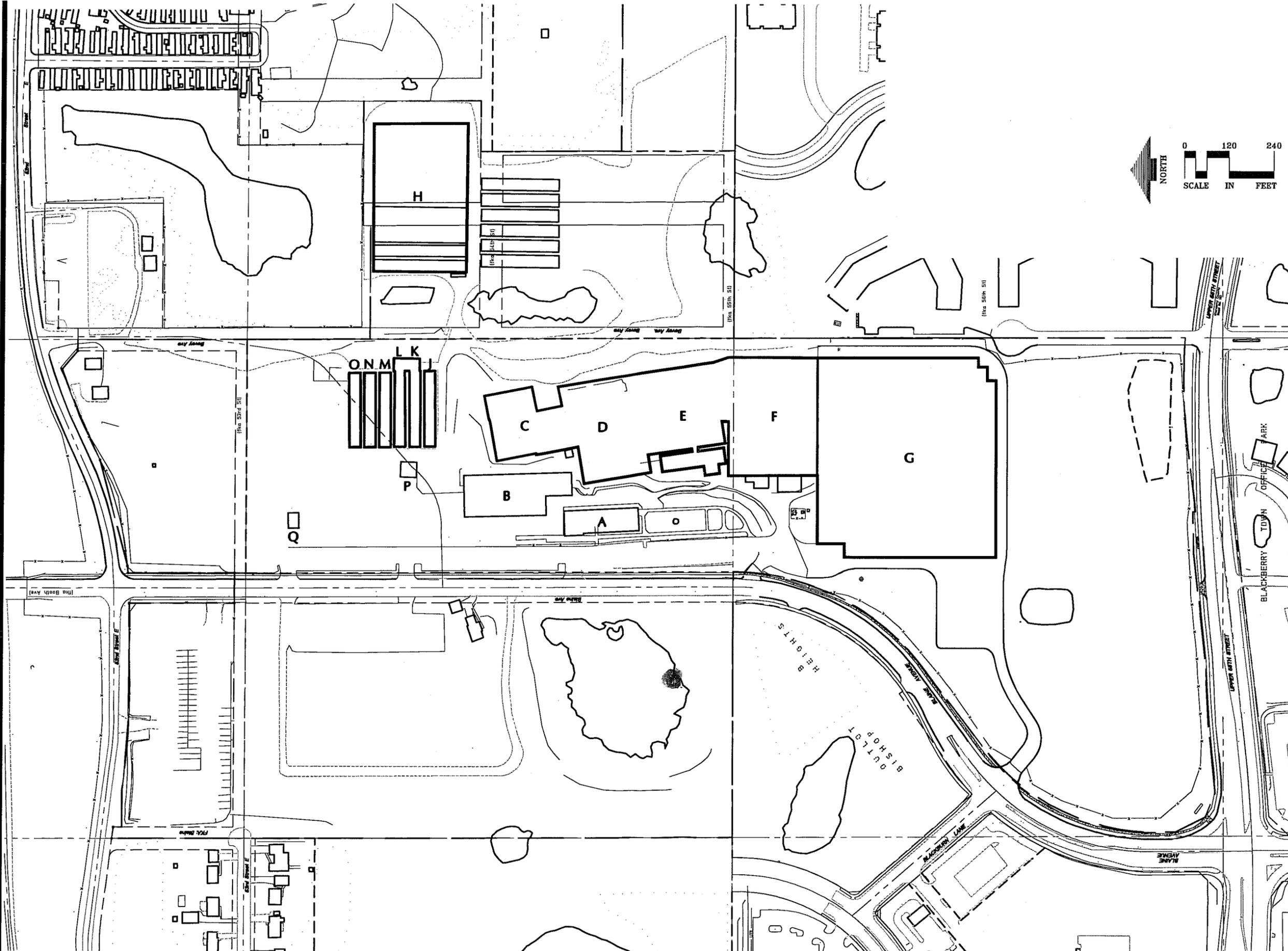
DATE: **01/08/10**

PROJECT NO: **0804-0104**

SCALE: **AS SHOWN**

RESOLUTION: **98-210**

EXHIBIT B



Project Name:
GERTEN GREENHOUSES, INC.

Location:
 Inver Grove Heights, Minnesota

Owner/Developer:

Professional Services:

LOUCKS ASSOCIATES
 Planning • Civil Engineering • Land Surveying
 Landscape Architecture • Environmental

7200 Headlock Lane - Suite 300
 Maple Grove, Minnesota 55369
 Telephone: (763) 494-8905
 www.LoucksAssociates.com

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Revisions:

Professional Signature:

Quality Control:

Project Lead: _____ Date: _____
 Checked by: _____

Sheet Title:
BUILDING PLAN FOR RESOLUTION 98-210

Project No.:
 98864G

Sheet No.:

EXHIBIT B

PlotDate: 10/28/2010 11:54 AM W:\100000000\09864G.dwg

Inver Grove Heights, Minnesota

Owner/Developer:

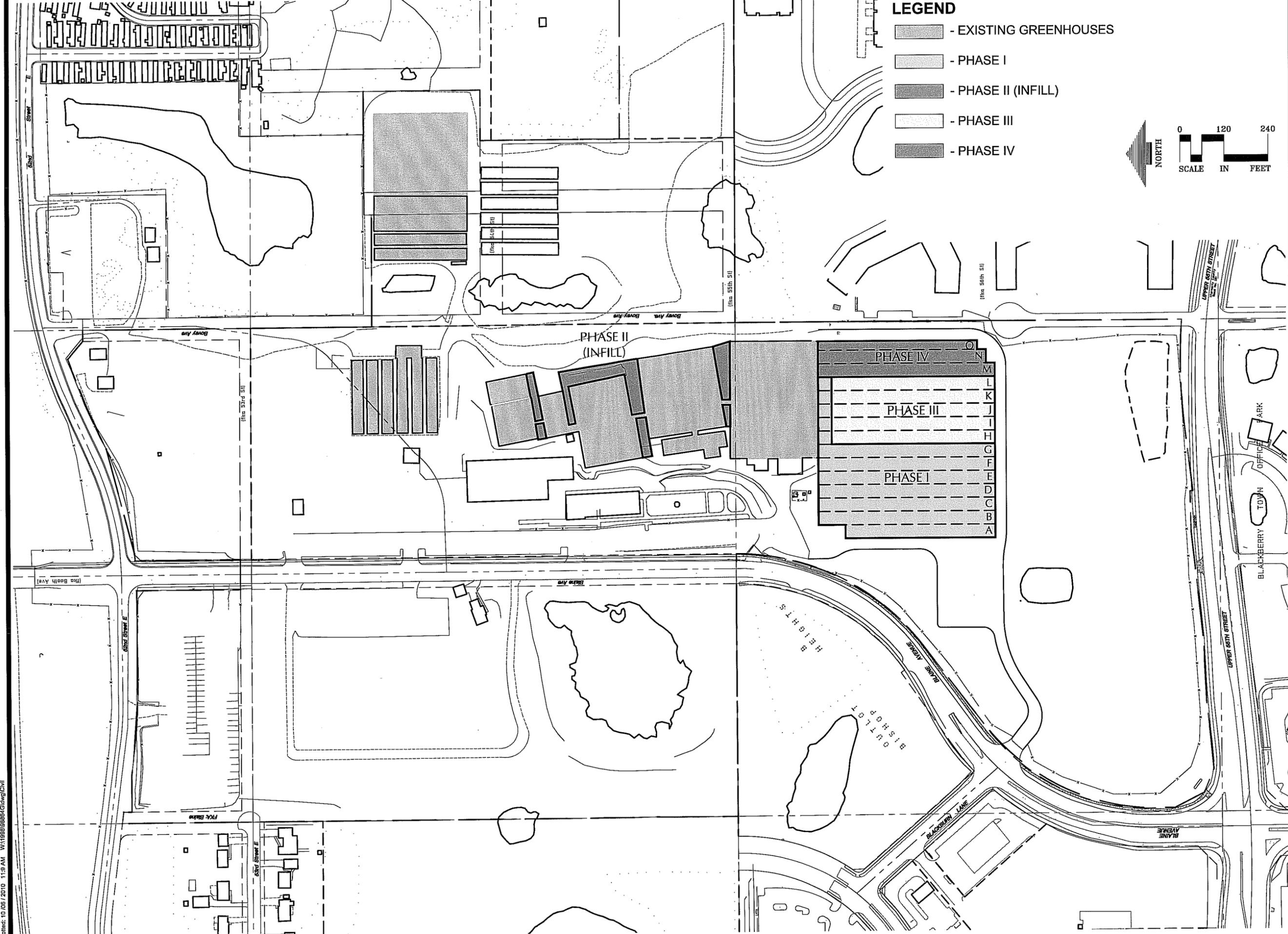
LEGEND

-  - EXISTING GREENHOUSES
-  - PHASE I
-  - PHASE II (INFILL)
-  - PHASE III
-  - PHASE IV

NORTH



0 120 240
SCALE IN FEET



Professional Services:

**LOUCKS
ASSOCIATES**

Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300
Maple Grove, Minnesota 55369
Telephone: (763) 424-5505
www.LoucksAssociates.com

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Project Lead: _____ Drawn By: _____

Checked By: _____ Review Date: _____

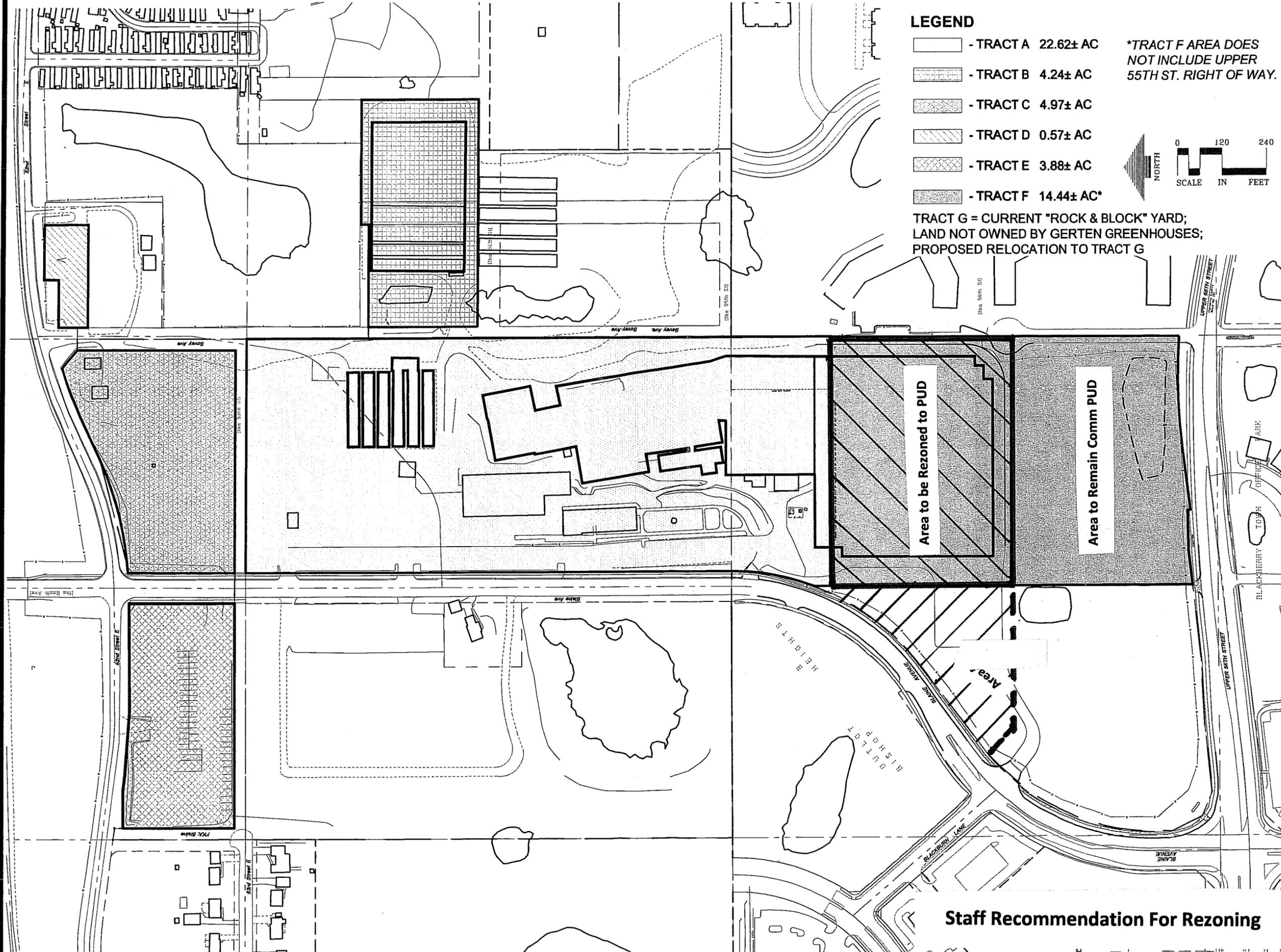
Sheet Title:

**GREENHOUSE EXPANSION
PHASING EXHIBIT**

Project No.: _____

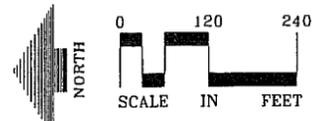
98864G

Sheet No.: _____



- LEGEND**
- TRACT A 22.62± AC
 - TRACT B 4.24± AC
 - TRACT C 4.97± AC
 - TRACT D 0.57± AC
 - TRACT E 3.88± AC
 - TRACT F 14.44± AC*

*TRACT F AREA DOES NOT INCLUDE UPPER 55TH ST. RIGHT OF WAY.



TRACT G = CURRENT "ROCK & BLOCK" YARD;
LAND NOT OWNED BY GERTEN GREENHOUSES;
PROPOSED RELOCATION TO TRACT G

Area to be Rezoned to PUD

Area to Remain Comm PUD

Plot: 09/03/2010 3:28 PM W:\15000000\9864G\Cad

Project Name:

GERTEN GREENHOUSES, INC.

Inver Grove Heights, Minnesota

Owner/Developer:

Professional Services:

LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

7200 Harlock Lane - Suite 300
Maple Grove, Minnesota 55369
Telephone: (763) 434-5325
www.LoucksAssociates.com

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Professional Signature:

Quality Control:

Project Lead: _____ Drawn By: _____
Checked By: _____ Review Date: _____

Sheet Title:

PROPERTY PLAN FOR RESOLUTION 98-210

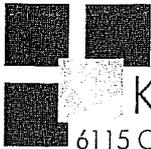
Project No.:

98864G

Sheet No.:

EXHIBIT C

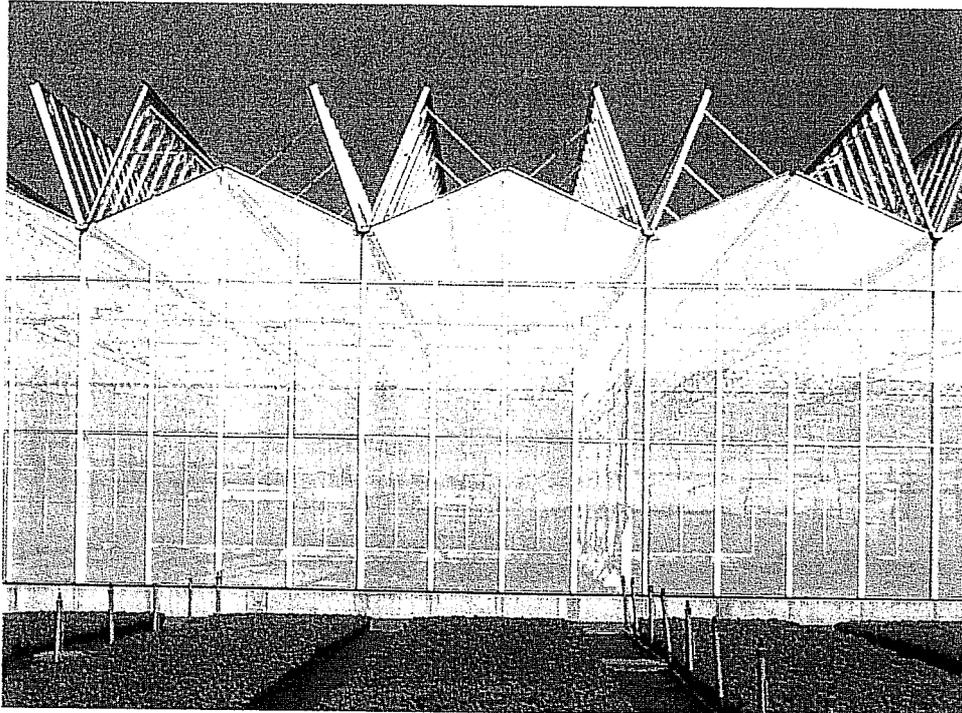
Staff Recommendation For Rezoning



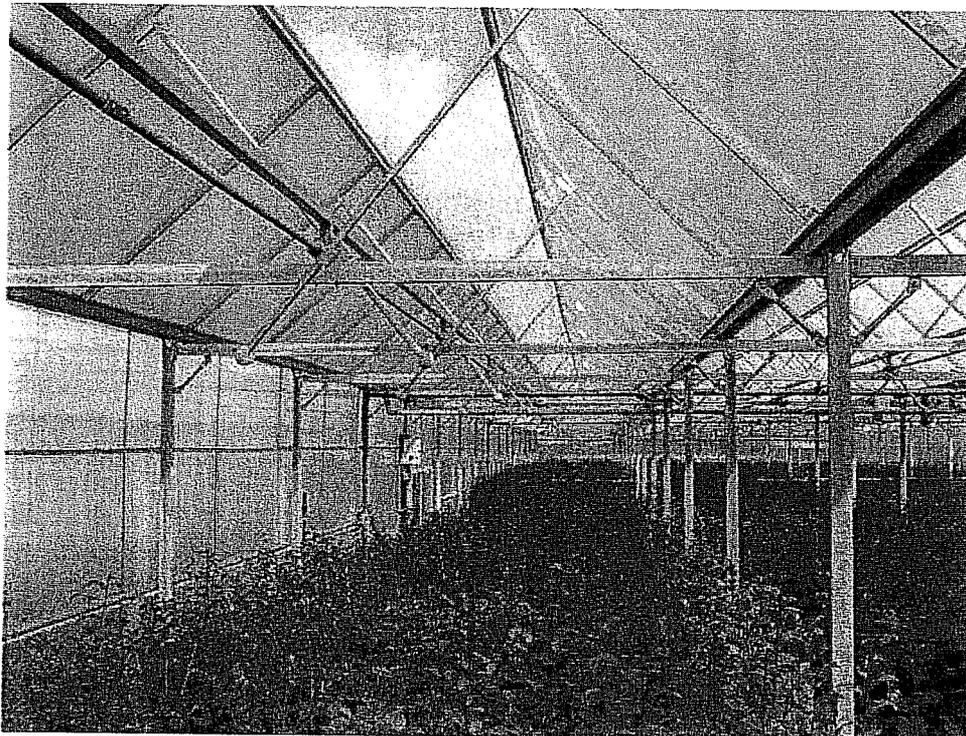
KRECH, O'BRIEN, MUELLER & ASSOCIATES, INC.

6115 Cahill Avenue Inver Grove Heights Minnesota 55076 651.451.4605 phone 651.451.0917 fax www.komainc.com

9/07/09

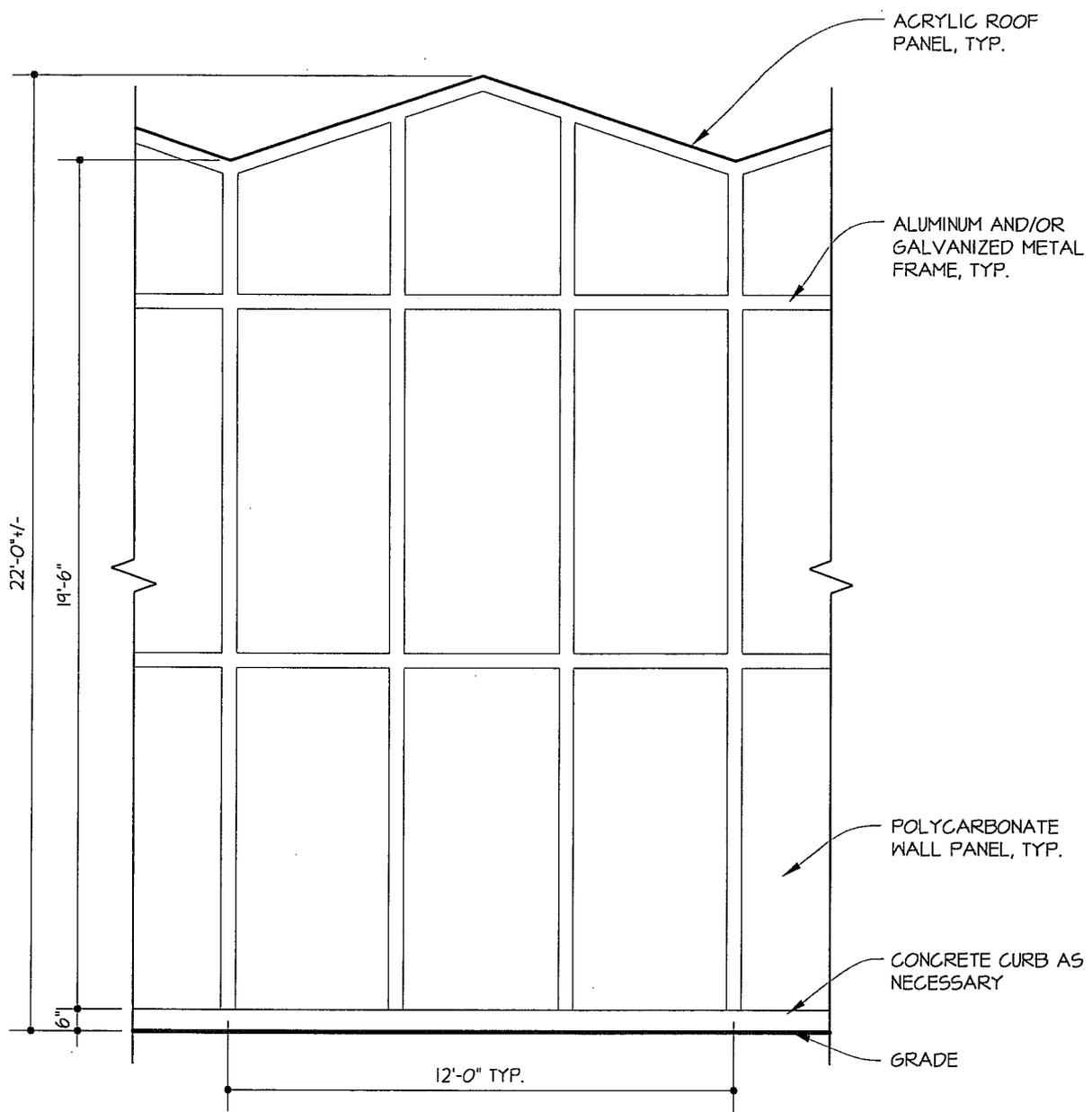


EXTERIOR IMAGE



INTERIOR IMAGE

These images are made available by the proposed greenhouse manufacturer, Max-Air Greenhouses



PARTIAL GREENHOUSE ELEVATION
 1/4" = 1'-0"

GERTENS

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 #: 10044
DRAWN BY: JML
DATE: 09-07-10

EL-1