

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, May 3, 2011 – 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
Pat Simon
Tony Scales
Paul Hark
Harold Gooch
Damon Roth

Commissioners Absent: Mike Schaeffer
Dennis Wippermann (excused)
Christine Koch (excused)

Others Present: Heather Botten, Associate Planner
Steve Dodge, Assistant City Planner

APPROVAL OF MINUTES

The minutes from the April 19, 2011 meeting were approved as submitted.

CITY OF INVER GROVE HEIGHTS – CASE NO. 11-08C

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to place over 1,000 cubic yards of fill on the property located within the Flood Fringe District of the Floodplain for the construction of a future parking lot for the Swing Bridge Recreational Pier. 15 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the City is proposing to fill a low spot in an area ultimately to be used as the parking lot for the swing bridge of Heritage Village Park. The parking lot area is located in the flood fringe of the floodplain, and fill is allowed with an approved conditional use permit. The City plans to utilize clean fill material being made available by the South Grove Reconstruction Project.

Commissioner Simon asked if this request required DNR approval.

Steve Dodge, Assistant City Engineer, replied that the DNR was notified and has the option to comment.

Ms. Botten advised that the DNR did not provide comment in regards to this request.

Mr. Dodge advised that the fill project has been designed and reviewed by the City engineering department, including a potential restroom/kiosk area which will have the proper compaction necessary for a future building site.

Chair Bartholomew asked if the river water came close to the subject area this year.

Mr. Dodge replied that this year's flood came up to 697 feet whereas it has gone as high as 704

feet in the past. He advised there are berms in place, however, to hold back the water. He added that these are only temporary conditions; as much as a couple feet of additional sand and gravel will be added.

Commissioner Simon asked if the City planned to make the entire fill area level, to which Mr. Dodge replied in the affirmative.

Commissioner Simon asked if that would change the fringe line.

Mr. Dodge replied that although the fill could change the flood fringe line, filling the flood fringe was not considered to be a detriment to the river and it was unlikely that the DNR would have any concerns.

Commissioner Simon referred to a lower area on the north side of 66th Street and asked if it would be constructed as such that water would flow to that area.

Mr. Dodge replied that would be addressed with the future parkland development as the flood fringe outside of the fill area is not yet in the final design stage.

Opening of Public Hearing

There was no public testimony.

Planning Commission Recommendation

Motion by Commissioner Roth, second by Commissioner Simon, to approve the request for a conditional use permit to place over 1,000 cubic yards of fill on property located within the Flood Fringe District of the Floodplain for the construction of a future parking lot for the Swing Bridge Recreational Pier, for the property located on the south side of 66th Street near the river by the old swing bridge.

Motion carried (6/0). This item goes to the City Council on May 23, 2011.

OTHER BUSINESS

Ms. Botten reminded Commissioners that the Planning Commission's joint meeting with the City Council was scheduled for Monday, May 9.

Chair Bartholomew adjourned the meeting at 7:12 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary