

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, July 19, 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
Dennis Wippermann
Victoria Elsmore
Armando Lissarrague

Commissioners Absent: Mike Schaeffer
Harold Gooch
Tony Scales
Paul Hark (excused)

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the July 5, 2011 meeting were approved as submitted.

GRACE CHURCH OF NAZARENE – CASE NO. 11-18C

Reading of Notice

Commissioner Simon read the public hearing notice to consider a conditional use permit to allow the operation of a child care center in the existing church, for the property located at 7950 Blaine Avenue. 43 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that Grace Church is requesting a conditional use permit to operate a day care facility out of the existing church building. No changes to the interior layout of the building are being proposed. No outdoor improvements are being proposed other than a possible future fence. The anticipated maximum number of children would range from 60-100. The request complies with all conditional use permit criteria; therefore, staff recommends approval of the request with the three conditions listed in the report.

Chair Bartholomew asked if staff heard from any of the neighbors, to which Mr. Hunting replied they did not.

Opening of Public Hearing

The applicants, Tony Robinette, 9068 Hidden Meadow Road, Woodbury, and Reverend Timothy Asbill, 7950 Blaine Avenue, advised they were available to answer any questions.

Chair Bartholomew asked if the applicants were agreeable with the conditions listed in the report, to which Mr. Robinette and Rev. Asbill replied in the affirmative.

Commissioner Simon asked what the average age would be of the children attending the child care center.

Mr. Robinette replied they would care mostly for children infant through preschool age, with the

oldest being 6th graders.

Commissioner Simon asked if they would obtain all necessary State licenses and permits, to which Mr. Robinette replied in the affirmative.

Commissioner Lissarrague encouraged the applicants install a fence around the play area.

Mr. Robinette advised they would initially use the indoor fellowship hall as a play area, but would likely install a fence next spring.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Wippermann, to approve the request for a conditional use permit to allow a daycare facility in an existing church, with the conditions listed in the report, for the property located at 7950 Blaine Avenue.

Motion carried (5/0). This item goes to the City Council on July 25, 2011.

BM REAL ESTATE HOLDING LLC (MAUER CHEVROLET) – CASE NO. 11-19CA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit amendment to construct an addition onto the existing building, for the property located at 1055 Highway 110. 7 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that Mauer Chevrolet is requesting a conditional use permit (CUP) amendment to construct a 26,000 square foot addition and remove a portion of the existing building, for a net increase of approximately 5,000 square feet. He advised that the City's Engineering staff is working with the applicant regarding stormwater management, and the request is dependent on gaining MNDOT approval regarding a drainage permit. The only issues from Planning are landscaping and signage. The applicant is currently proposing numerous shrubs but no overstory trees; however, a minimum of 13 overstory trees are required with the balance being shrubs. In regards to signage, the proposed sign on a retaining wall in the southeast corner may be larger than the maximum allowed 100 square feet. The applicant would either have to conform to the Code or come back at a later date with a request for a variance. Staff recommends approval of the request with the 20 conditions listed in the report.

Commissioner Simon asked if the landscaping issue was covered by Condition 19, to which Mr. Hunting replied in the affirmative.

Commissioner Wippermann stated it appeared as if some of the existing parking areas did not meet setback requirements.

Mr. Hunting stated the applicants are not required to address any existing non-conforming conditions.

Commissioner Wippermann asked if the existing conditions were granted by a previous CUP or variance.

Mr. Hunting replied in the affirmative, stating the original CUP was granted in 1969.

Commissioner Wippermann asked if that needed to be referenced in the revised CUP, to which Mr. Hutnign replied it did not.

Opening of Public Hearing

The applicants, Sholly Blustin, 11635 – 43rd Avenue N, Plymouth, the attorney for Mauer Chevrolet, John Bejblik, Pope Associates, 1255 Energy Park Drive, St. Paul, and Ryan Bluhm, Clark Engineering, advised they were available to answer any questions.

Chair Bartholomew asked if the applicants were aware of the conditions listed in the report.

Mr. Bejblik stated it was the owner's intent to comply with the ordinance in regards to the previously discussed landscaping and signage requirements. The landscaping subcontractor will revise the landscaping plan and the signage subcontractor will either supply a sign compliant with City Code or apply for a variance. They had no issues with any of the remaining conditions.

Planning Commission Discussion

Commissioner Simon asked if staff heard from any of the neighbors.

Mr. Hunting replied that they received three inquiries as to the general nature of the request. No concerns were expressed.

Chair Bartholomew asked if staff had contacted Sunfish Lake regarding drainage.

Mr. Hunting replied that the Engineering Department will contact the watershed district in Sunfish Lake to see if they have any comments. He stated the proposed project will drastically improve stormwater management for the site.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Elsmore, to approve the request for a conditional use permit amendment to add an addition to the existing building for the property located at 1055 Highway 110.

Motion carried (5/0). This item goes to the City Council on August 8, 2011.

OTHER BUSINESS

Mr. Hunting reminded Commissioners that due to 'Night to Unite' the next Planning Commission meeting has been rescheduled to Wednesday, August 3 at 7:00 PM.

Chair Bartholomew adjourned the meeting at 7:21 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary