

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, August 16, 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
Armando Lissarrague
Mike Schaeffer
Harold Gooch
Tony Scales
Paul Hark

Commissioners Absent: Victoria Elsmore (excused)
Dennis Wippermann (excused)
Pat Simon (excused)

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

APPROVAL OF MINUTES

The minutes from the August 3, 2011 meeting were approved as submitted.

CITY OF INVER GROVE HEIGHTS – CASE NO. 11-22ZA

Reading of Notice

Commissioner Hark read the public hearing notice to consider an ordinance amendment to Chapter 10 of the City Code (Zoning Ordinance) relating to updates to the Floodplain Management District and adoption of the new FEMA Floodplain Maps. No notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the Federal Emergency Management Agency (FEMA) has been working on their five-year program of updating the floodplain maps. FEMA and DNR held an open house in September 2008 and then published public hearing notices in the paper in November 2008, followed by a 90 day comment review period. Staff did not receive any comments from residents during this review period. The City must adopt the new maps and floodplain ordinance changes before December 2, 2011 in order to continue uninterrupted coverage in the flood insurance program. He advised that the overall floodplain boundary for the most part stayed the same so it has no impact on uses in the Zoning Code. Staff has no concerns as there are only minimal changes and in many cases the changes are advantageous to the residents. The second part of the process is adoption of the updated floodplain ordinance. None of the proposed changes have any impact on use. Staff recommends approval of the new floodplain maps and the revisions to the floodplain ordinance.

Chair Bartholomew asked if property owners were notified of the revisions.

Mr. Hunting stated that notification was done through FEMA and DNR. Staff did not receive any comments from property owners.

Chair Bartholomew stated he wanted to ensure that property owners that were now in a floodplain whereas previously they were not were notified of the change.

Mr. Hunting advised there were no properties that were previously outside the floodplain that were now inside, stating the floodplain boundary actually shrunk in many areas. He added that the properties in the area most impacted were owned mainly by either the marinas or the City.

Opening of Public Hearing

There was no public testimony.

Planning Commission Recommendation

Motion by Commissioner Gooch, second by Commissioner Scales, to approve the request for an ordinance amendment to Chapter 10 of the City Code (Zoning Ordinance) relating to updates to the Floodplain Management District and adoption of the new FEMA Floodplain Maps.

Motion carried (6/0). This item goes to the City Council on September 12, 2011.

OTHER BUSINESS

Chair Bartholomew adjourned the meeting at 7:13 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary