

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, OCTOBER 4, 2011 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. **CALL TO ORDER**
2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR September 20, 2011**
3. **APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 RODGER ESPESETH – CASE NO. 11-21C

Consider a **Conditional Use Permit Amendment** to allow three RV/trailer rental spaces instead of two. This request is for the property located at 1181 – 80th Street.

Planning Commission Action _____

4. **OTHER BUSINESS**
5. **ADJOURN**

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, September 20, 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
Harold Gooch
Tony Scales
Paul Hark
Dennis Wippermann
Pat Simon
Victoria Elsmore

Commissioners Absent: Mike Schaeffer (excused)

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

APPROVAL OF MINUTES

The minutes from the September 6, 2011 meeting were approved as submitted.

SPIRE FEDERAL CREDIT UNION – CASE NO. 11-28SV

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a preliminary and final plat and preliminary and final PUD for a 25-lot subdivision, for the property located north of Upper 55th Street and west of Brent Avenue and identified as Lots 1-25, Block 1, Brentwood Hills Addition. 11 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is applying for reapproval of the Brentwood Hills townhome project which was originally approved in 2006 as a 25 unit townhome project. The original owner built the first seven units, installed utilities, a stormwater pond, and the first lift of asphalt on the private drive. In 2007 the owner received approval for an amendment to the plat/plans for a reduced setback and property line adjustment. Council approved the amendment; however, the owner never recorded the plat documents. Subsequently the previous approvals expired and the property went into foreclosure. Spire Federal Credit Union now owns the property and is requesting reapproval of the plans exactly as previously presented. Staff recommends approval of the request.

Commissioner Hark asked if the previously approved variance ran with the land.

Mr. Hunting replied in the affirmative. He stated that the variance has expired, however, since it is only good for two years, and staff has determined that a variance is not necessary as the PUD allows for flexibility in setbacks.

Commissioner Simon asked if it would be Spire's responsibility to file the plat documents, to which Mr. Hunting replied in the affirmative.

Commissioner Simon asked if staff heard from any of the neighbors, to which Mr. Hunting replied that he received one inquiry from the Gramercy Park Manager.

Opening of Public Hearing

Glenn Bergman, 50 E. Fifth St, St. Paul, stated he was the attorney representing Spire Federal Credit Union.

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

Catherine James, Gramercy Park Cooperative Housing Manager, 5688 Brent Avenue, asked for a clarification of the details of the request, and asked if the other buildings shown on the plat would eventually be developed.

Chair Bartholomew advised that the request was a reapproval of a previous plat that was never finalized, and that he hoped the other buildings would eventually be built.

Ms. James asked if additional guest parking would be installed.

Mr. Hunting replied there were five guest parking spaces at the end of the internal drive; any additional guest parking would be along Brent Avenue. He added that the site would be cleaned up as part of this process (i.e. removal of debris, planting of native grasses, etc.).

Planning Commission Recommendation

Motion by Commissioner Simon to approve the request for a preliminary and final plat and preliminary and final PUD for a 25-lot subdivision to be known as Brentwood Hills Second Addition, for the property north of Upper 55th Street and west of Brent Avenue.

Commissioner Hark asked if the cleanup items previously mentioned by Mr. Hunting were covered in Condition 6.

Mr. Hunting replied in the affirmative, stating they were also specifically addressed in the development contract.

Second by Commissioner Wippermann.

Motion carried (8/0). This item goes to the City Council on October 10, 2011.

IGH INVESTMENTS LLS (ARGENTA HILLS 4TH ADDITION) – CASE NO. 11-29PUD

Reading of Public Notice

There was no notice of public hearing.

Opening of Public Hearing

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is requesting final plat and final PUD development approval for Argenta Hills 4th Addition consisting of six single-family lots. This will complete Autumn Way and all of Street C (yet to be named). Staff recommends approval of the request.

Chair Bartholomew noted that the applicant was not present and asked if staff was aware of any issues they may have had.

Mr. Hunting replied he was not aware of the applicant having any issues with the request.

Commissioner Simon asked what the status was regarding the right turn lane on TH 3.

Mr. Hunting replied that the plans were submitted to Engineering today for review and will then be forwarded to MNDOT for final approval.

Commissioner Simon questioned whether construction traffic would be allowed to turn onto Autumn Way prior to construction of the right turn lane.

Mr. Hunting stated he was not certain of the specific details regarding construction traffic, but advised that the developer could not receive any Certificates of Occupancy for the 3rd Addition until the right turn lane issue was resolved.

Commissioner Simon asked if the access to 7465 Robert Street would remain open.

Mr. Hunting replied in the affirmative, stating that the exact alignment had not yet been determined.

Planning Commission Recommendation

Motion by Commissioner Gooch, second by Commissioner Scales, to approve the request for a final plat and final PUD plan approval for Argenta Hills 4th Addition, for the property located along Autumn Way, with the 37 conditions listed in the report.

Commissioner Wippermann advised that he voted no on all previous residential pieces in Argenta Hills due to the five foot sideyard setback and the resulting close proximity of the homes. He stated that based on the same rationale he would be voting no on this request as well.

Chair Bartholomew stated he was disappointed that the applicant was not present at tonight's meeting.

Motion carried (6/2 – Wippermann, Simon). This item goes to the City Council on October 24, 2011.

OTHER BUSINESS

Mr. Hunting advised that ID badges would be distributed at the next Planning Commission meeting as a means of official identification when accessing applicant properties.

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 7:20 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

SITE PLAN REVIEW

No changes are being proposed to the building, parking, access, or impervious surface on the property.

Inspections. The Inspections department has reviewed the request for compliance with the holding tanks used on the property. The sanitary dump station is approved to serve a maximum of three recreational camping vehicle sites.

Engineering. Engineering has reviewed the request and has commented that they take no exceptions to the proposed plans.

GENERAL CONDITIONAL USE PERMIT REVIEW

This section reviews the plans against the CUP criteria in the Zoning Ordinance (Section 10-3A).

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

The use is consistent with the goals, policies, and plans of the Comprehensive Plan. The future land use of this parcel is Community Commercial. The RV/trailer rentals are temporary and seasonal so they are not creating permanent improvements that might have an impact of future development since the property is in the Northwest Area.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

The applicant's property is zoned commercial. The mixed land use of RV/trailer rental (similar to renting rooms in the buildings), short-term rental housing and outdoor storage is consistent with the intent of the B-3 zoning district.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

The additional RV/trailer space would not have a detrimental effect on public improvements in the vicinity of the property. Since there is a history of three RV/trailer rentals on the site the request is not out of character with respect to the historical use of the property.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

The additional rental space does not appear to have any negative effects on City facilities or services. The existing holding tanks on the property are in compliance with the Building Code and are able to accommodate an additional unit.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*

i. Aesthetics/exterior appearance

No changes are being proposed to the appearance of the property.

ii. Noise

The additional rental space would not generate noises that are inconsistent with B-3 zoning

iii. Fencing, landscaping and buffering

No changes are being proposed to the landscaping or screening on site.

6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

Access to the site is not changing. The amount of traffic would not be out of the ordinary for a commercial area. Building and parking setbacks and the parking configuration is not changing.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

This use does not appear to have any negative effects on the public health, safety or welfare.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

The proposed addition would not generate any additional surface water or groundwater runoff as no additional impervious surface is being added to the property.

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 a **Conditional Use Permit Amendment** to allow three RV/trailer rental sites on the property 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 below.

Site Plan dated 09/27/11
 2. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
 3. No more than three (3) RV/trailer rental sites allowed on the property.

- 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

Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the request.

Attachments: Zoning/Location Map
Narrative
Site Plan



Espeseth 1181 - 80th Street



Exhibit A
Zoning and Location Map

06-21-11

Surelock Storage
10900 Courthouse Blvd. E.
I.G.H., MN. 55077
(651) 552-4941

City of Inver Grove Heights
Attn: Alan Huntington,
City Planner

Re: 1181 80th St. E. Conditional use permit – RV parking

We purchased the motel in July of 1997, the motel was vacant for a couple of years, and we used the bottom level of the house for the offices for Mobile Home Improvement Service. Soon Local people were stopping by to see about rental of the motel for the night, but I decided that I would rather rent by the month, and that has worked out ok., Soon people started to inquire about storing boats on the back vacant lot, so then I applied for a conditional use permit, and that has worked well for interim use.

I did know this would be for interim use and used for something greater in the future. At this time I have two RV storage lots okayed on my C.U.P. We do not rent RV lots to any vacationing customers; we only rent by the month to mostly construction workers from April to the end of October (approx). We do have an additional three lots being used as they are plumbed and usable. This does not put any stress on our septic system as I have a holding tank that is pumped once a month on schedule by E.S.I. septic pumping.

The extra renters are usually only there on workdays and home to their houses on the weekends.

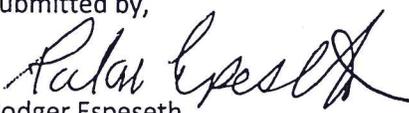
At this time I need the extra revenue that these renters bring to my business, and also serving a interim lodging for local workers in our city.

I had a sale on the property in 2006 to the Manley Corp. and due to the 80th St. interchange Manley Corp. backed out of the sale. During that time I built the new lot on Clark Road, with the idea of moving the storage over there, and using the profits from the sale to pay off Clark Rd storage lot, but now with special assessments on Clark and taxes on both properties, I need the income from 80th St.

We are making our commitments, but need all our resources to do so. I am looking forward to the 80th St. road change, and would sure like to entertain a buyer for the 80th St. property.

I am asking for you to add an amendment to my C.P.U. on the extra RV hookup spots till property sale.

Submitted by,


Rodger Espeseth

Site Map

