

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