

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, OCTOBER 18, 2011 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**

- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR October 4, 2011**

- 3. APPLICANT REQUESTS AND PUBLIC HEARING**

No Public Hearings

- 4. OTHER BUSINESS**
 - a) Census Update
 - b) Review of Planning Application Procedure

- 5. ADJOURN**

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, October 4, 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
Tony Scales
Paul Hark
Dennis Wippermann
Pat Simon
Victoria Elsmore

Commissioners Absent: Harold Gooch (excused)

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the September 20, 2011 meeting were approved as submitted.

RODGER ESPESETH - CASE NO. 11-21C

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit amendment to allow three RV hook-ups instead of the approved two, for the property located at 1181 – 80th Street. 3 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant purchased the property in the mid 90's and ran the existing hotel site. He received a conditional use permit in 1998 to allow outdoor storage on the property. According to the plan report, the previous owner rented out three RV/trailer spaces on the property. Mr. Espeseth requested to retain the three spaces with the 1998 CUP but one of the spaces was too close to the realigned 80th Street so it was eliminated. Mr. Espeseth is now requesting the additional RV space to be located next to the main building on the property. Mr. Hunting advised there are three or four spaces where an RV unit could be located, however, staff is more concerned about limiting the total number of rental sites rather than their exact location. The existing septic system is satisfactory for three RV/trailer rentals, but any more would require a major upgrade and State licenses. Staff recommends approval of the request.

Commissioner Wippermann asked for clarification of a statement in the applicant's letter that 'we have an additional three lots being used as they are plumbed and usable'.

Opening of Public Hearing

The applicant, Rodger Espeseth, 1181 – 80th Street East, replied that the statement referred to the site's potential for five lots total, however, he did not plan to add three additional lots as it would require obtaining State licenses for an RV Park.

Chair Bartholomew asked if the applicant was in agreement with the conditions listed in the report,

to which Mr. Espeseth replied in the affirmative.

Commissioner Simon asked if the trailer home behind the office building was for personal use.

Mr. Espeseth replied that the trailer in question was on the neighboring property and was owned by someone other than himself.

Commissioner Simon asked if staff heard from any neighboring property owners, to which Mr. Hunting replied they did not.

Commissioner Simon asked if the additional RV rental site would change the total amount of required parking spaces for the site, to which Mr. Hunting replied it did not.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Elsmore, to approve the request for a conditional use permit amendment to allow three RV/trailer rental spaces instead of two for the property located at 1181 – 80th Street, with the conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on October 24, 2011.

OTHER BUSINESS

Jacob Fick, IGH Investments LLC, apologized for missing the September 20th Planning Commission meeting at which the Planning Commission discussed the final plat request for Argenta Hills 4th. He stated he had made an error in scheduling, but had then watched the meeting online and was available to answer any questions brought up at that meeting.

Chair Bartholomew asked if it was acceptable to ask the applicant questions with the public hearing being closed.

Mr. Hunting replied that it would be acceptable to answer general questions that were discussed at the public hearing in which the Commissioners did not receive a complete answer.

Commissioner Simon asked for clarification regarding access to the Pilhofer and Edgerton properties.

Mr. Fick replied they would continue to maintain access to the two existing properties although the location may change somewhat as they develop.

Commissioner Simon asked if development was halted until completion of the right turn lane.

Mr. Fick stated they submitted final construction plans to MNDOT and are working on a cooperative agreement. He advised this should not halt development of Argenta Hills 4th; however, they have some certificate of occupancy limitations until the plans are approved by MNDOT. He stated they hope to bid the turn lane this fall or winter and begin construction in spring 2012.

ADJOURNMENT

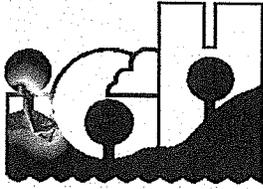
Chair Bartholomew adjourned the meeting at 7:13 p.m.

Respectfully submitted,

Kim Fox

Recording Secretary

DRAFT



**MEMORANDUM
CITY OF INVER GROVE HEIGHTS**

TO: Planning Commission
FROM:  Heather Botten, Associate Planner
DATE: October 13, 2011
SUBJECT: Census Update

The United States Constitution requires a Census population count every 10 years. This consistent source of reliable data allows policy makers, researchers, businesses, schools, and non-profits to better represent their constituencies and serve their communities. The 2010 Census was a short 10 question survey for every household to fill out.

Since the 2000 Census the population of Inver Grove Heights has increased 14% to 33,880 residents. Like most communities, IGH is an aging community. When reviewing data over the last 20 years the percent of IGH residents 55 years or older has increased from 13% to 21%. Additionally, the percent of children 19 years and younger has decreased from 33% to 26%.

Other Inver Grove Heights Quick Facts:

- Population: 33,880
- Minority Population: 6,329 (18.7%)
- Population over the age of 55: 7,206 (21.27%)
- Total Housing Units: 14,062
- Average Household size: 2.51
- Median Household Income 2009: \$66,000

In addition to the census, additional statistical information is acquired through the American Community Survey. The American Community Survey (ACS) is an ongoing statistical survey done by the U.S. Census Bureau, sent nationwide to approximately 250,000 addresses monthly (or 3 million per year). It regularly gathers information previously contained only in the long form of the decennial census.

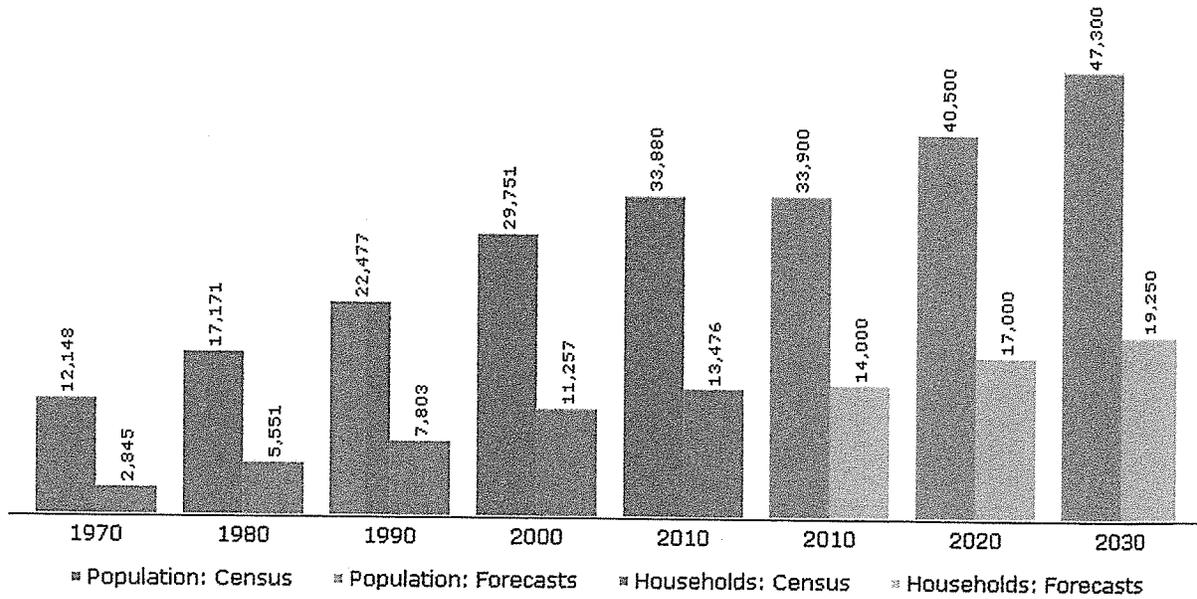
Planning Staff will be at the meeting Tuesday night to give a brief presentation and to provide additional statistical community information.

Attachments:

Population by Race in IGH
Population and Household Data in IGH
Newspaper articles

Population and Households in Inver Grove Heights

Select data to chart:
 Population Households



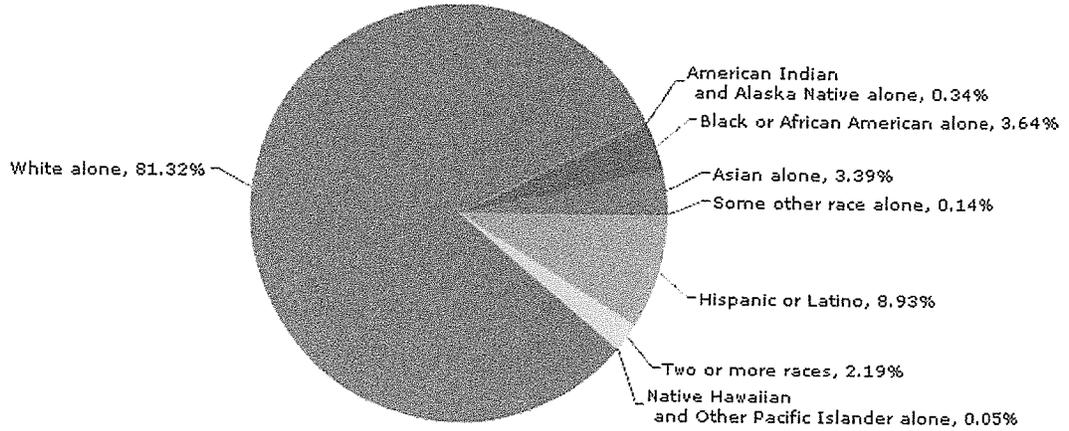
Click a population column for the mix of population in households and population in **group quarters** (not available for forecast years).

Sources: U.S. Census Bureau Decennial Census, Metropolitan Council Annual Estimates, and Metropolitan Council Forecasts.

Population by Race and Ethnicity in Inver Grove Heights

Select data to chart:

- Census 1990 Census 2000 ACS 2005-2009 ACS 2007-2009 Census 2010



Source: U.S. Census Bureau [Decennial Census](#) or [American Community Survey](#).

StarTribune



Minnesota has second-highest homeownership rate in the nation

elsewhere," said Ed Nelson, communications manager for the Minnesota Home Ownership Center. Despite the historic decline in rates, homeowners still outnumber renters in the majority of the metro areas throughout the nation's largest cities, including the four most populous cities.

Despite the biggest decline in homeownership rates since the Great Depression, 73 percent of all Minnesota households owned their own house, according to the just-released 2010 Census. It was the second-highest homeownership rate in the nation, only .4 percent behind West Virginia.

Though home sales have plummeted, foreclosure rates have skyrocketed and the economic downturn have wreaked havoc on the broader economy, the homeownership rate fell 1.1 percentage points to 65.1 percent between 2000 and 2010. Sounds like only a blip, but it was the biggest decrease since the period from 1930 to 1940.

Officials with housing groups in Minnesota attribute the state's high ranking to a variety of support services from both private and public groups. "There's an emphasis on education and counseling that doesn't exist

Advertisement

A large advertisement for ProFlowers. It features several images of different flower bouquets. The text reads: "Send flowers for any occasion. Bouquets \$19.99 from \$19.99 +s/h. ProFlowers. Order ONLY at proflowers.com/happy or call 1-877-888-0688".

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Minnesotans: Our hair is grayer, our skin darker, our homes fuller

By MaryJo Webster
mwebster@pioneerpress.com

Updated: 05/12/2011 12:08:18 AM CDT

Minnesota and Wisconsin's populations are getting older, becoming more diverse and moving away from the traditional family structure - all trends that started decades ago. New census data also show effects from the housing crisis and recession, including an increase in young people living with their parents, an increase in people "doubling up" with other families and a decline in the home ownership rate for the first time in two decades.

Go to **Page 7B** for a look at some of the data.

WE'RE GETTING OLDER

- Twenty of Minnesota's 87 counties now have a median age of 45 or greater.

- In Wisconsin, 16 counties have a median age of 45 or greater.

- Counties in the Twin Cities metro area are among those with the lowest median age, ranging from 34 to 38.

CHANGING FAMILIES

- The percentage of households made up of families with children has declined from a decade ago, from 33 percent to 30 percent in Minnesota and from 32 percent to 28 percent in Wisconsin. That's because more baby boomers are becoming empty nesters and young people are waiting longer to start families.

- Family households continue to move away from the traditional structure headed by a married couple, with increasing numbers of single-parent households. This is especially true in St. Paul, where 28 percent of the family households are headed by a single female and 9 percent are headed by a single male.

NONTRADITIONAL LIVING ARRANGEMENTS

- In the past decade

in Minnesota, there was a 43 percent increase in the number of people living with partners to whom they are not married. Despite this increase, this group remains a relatively small proportion of the state's population, about 5 percent. The increase was similar in Wisconsin.

- There was a 41 percent increase in the number of people living with non-immediate family members in Minnesota (Wisconsin had a 22 percent increase). About one-third are children, up slightly from a decade ago. For the first time, the Census Bureau reported that about 13 percent are elderly relatives.

- There was a 22 percent increase in Minnesota and a 16 percent increase in Wisconsin in the number of young adults living with one or both of their parents.

HOME OWNERSHIP

- Minnesota's home ownership rate dropped to 73 percent, down from 75 percent a decade ago. Wisconsin's home ownership rate held steady at 68 percent. The city of St. Paul's rate is much lower, at 51 percent, down from 55 percent.

MaryJo Webster can be reached at 651-228-5507.

FOR MORE

More data from the 2010 census is expected to be

released this summer

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M E M O

CITY OF INVER GROVE HEIGHTS

TO: Inver Grove Heights Planning Commission

FROM: Allan Hunting, City Planner

DATE: October 12, 2011

SUBJECT: PLANNING APPLICATION PROCESS

We thought we would take this opportunity to share with you the full process that we go through to prepare the planning reports that you review at your commission meeting. A lot of steps and procedures are followed to get to the final report. The process and timeline is heavily dictated by state statute under the 60-day rule and by notification/publication requirements. Therefore, our process must follow these rules and has little room for deviation.

I have attached three different illustrations of the application process, one being very simplified, the others showing the full detail of what we do to prepare a report. I will go over the illustrations and process on Tuesday night.

SIMPLIFIED PLANNING APPLICATION PROCESS

APPLICANT
Submits Application



STAFF
Staff Reviews and Prepares
Staff Report

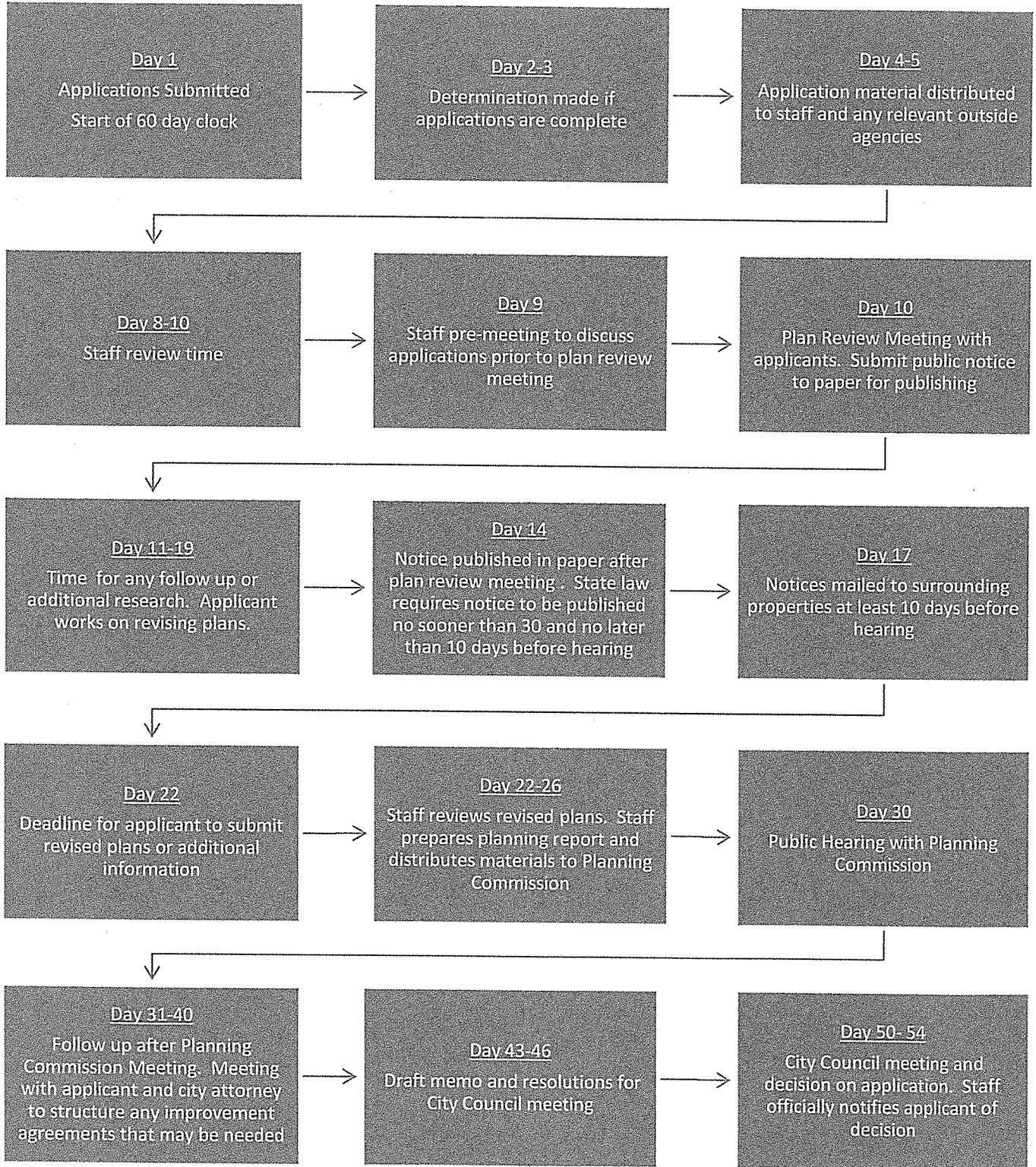


PLANNING COMMISSION
Public Hearing and Review
and Recommendation by
Planning Commission



CITY COUNCIL
Reviews Application and
Takes Action on Request

PLANNING APPLICATION REVIEW TIME LINE



*Gaps in day count are weekends