
**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, JANUARY 3, 2012 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**
- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR December 6, 2011.**
- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**
 - 3.01 CITY OF INVER GROVE HEIGHTS**
Consider a sale of City property for Consistency with the Comprehensive Plan.

Planning Commission Action _____
- 4. OTHER BUSINESS**
 - 4.01 Elections
- 5. ADJOURN**

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, December 6, 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
Paul Hark
Dennis Wippermann
Pat Simon
Victoria Elsmore
Harold Gooch
Mike Schaeffer

Commissioners Absent: Tony Scales

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

APPROVAL OF MINUTES

The minutes from the November 15, 2011 meeting were approved as submitted.

WILLIAM KRECH – CASE NO. 11-36V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance to allow an existing structure to be located approximately 20 feet from the newly created lot boundary for the property located at 10195 Inver Grove Trail. 5 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is conveying a portion of his land to the County to be used for the Mississippi River Regional Trail. The northerly building on the property is currently setback 45 feet from the right-of-way of the railroad tracks on the north side of the property. Mr. Krech is conveying land along the railroad tracks which will change the property line in relation to the building. The required front yard setback in the I-1 district is 40 feet. After land conveyance, the building would be setback 20 feet from the property line. Rather than having the building become a nonconforming structure, Mr. Krech is requesting a building setback variance so the structure could be added onto in the future. Staff feels that the request meets the variance criteria and is therefore recommending approval.

Opening of Public Hearing

Vance Grannis Jr., Grannis & Hauge, stated he represented the applicant and was available to answer any questions.

Planning Commission Discussion

Chair Bartholomew stated he was in support of the request.

Planning Commission Recommendation

Motion by Commissioner Gooch, second by Commissioner Schaeffer, to approve the request for a variance to allow an existing structure to be located approximately 20 feet from the newly created

lot boundary due to the practical difficulty arising from land conveyance for the Mississippi River Regional Trail, for the property located at 10195 Inver Grove Trail.

Motion carried (8/0). This item goes to the City Council on December 12, 2011.

D & T PROPERTY INC – CASE NO. 11-35Z

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a rezoning of the property from B-4, Shopping Center District to B-3, General Business District, for the property located at 5280/5350 South Robert Trail. 4 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the owners of Salem Square Shopping Center are requesting a rezoning from B-4, Shopping Center to B-3, General Business District. The owner has found it difficult to lease space in the building because of the shorter list of allowed uses in the B-4 district and staff has suggested on several occasions that the property be rezoned to B-3. Pawn America is proposing to lease space in the building; however, pawnshops are a permitted use in the B-3 district, but are not allowed in the B-4 district. He advised that many of the bulk standards for the B-4 district are set up for an enclosed multi-story shopping mall whereas the B-3 district anticipates a single story building similar to the subject site. The proposed number of parking stalls comes up a little short; however, staff does not believe parking would be an issue with a change of zoning. The owner has indicated that there is ample parking on site and that parking has never been an issue. Staff recommends approval of the request.

Chair Bartholomew questioned why there had been no parking issues.

Mr. Hunting replied that their mix of users have been low parking generators.

Opening of Public Hearing

Roz Peterson, 12295 – 162nd St W, Lakeville, representing D & T properties, stated they believe their site complies better with B-3 zoning codes and that since they have owned the center there has always been ample parking.

Commissioner Simon asked if the site would have the required handicapped parking spaces.

Ms. Peterson stated they may rearrange the parking lot; however, they would comply with all handicapped parking requirements.

Commissioner Simon asked if the applicants would have to submit a parking plan.

Mr. Hunting replied that the Inspections Department would review the parking lot for compliance with the building code regulations, including the handicapped parking spaces.

Commissioner Simon stated she was aware of handicapped parking on the east side of the lot but was unsure if there were others on the western side.

Ms. Peterson advised there should be handicapped parking on both sides.

Commissioner Hark asked how large the pawn shop space would be, to which Ms. Peterson replied about 29,500 square feet.

Planning Commission Discussion

Chair Bartholomew stated he supported the request.

Planning Commission Recommendation

Motion by Commissioner Gooch, second by Commissioner Elsmore, to approve the request for a rezoning of the property from B-4, Shopping Center District to B-3, General Business District, for the property located at 5280/5350 South Robert Trail.

Motion carried (8/0). This item goes to the City Council on January 9, 2012.

OTHER BUSINESS

Mr. Hunting advised that the December 20, 2011 Planning Commission meeting has been cancelled.

Mr. Hunting advised that election of officers would be held at the first Planning Commission meeting in January 2012.

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 7:16 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

**PLANNING REPORT
CITY OF INVER GROVE HEIGHTS**

REPORT DATE: December 29, 2011

APPLICANT: City of Inver Grove Heights

REQUEST: Review Potential Sale of City Property for Consistency with the Comprehensive Plan

HEARING DATE: January 3, 2012

LOCATION: 70th Street and Babcock Trail and 70th Street to the West of Babcock Trail

COMPREHENSIVE PLAN: Public Park/Open Space

ZONING: P, Public/Institutional

REVIEWING DIVISIONS: City Attorney's Office
Parks and Recreation Department

PREPARED BY: Thomas J. Link, Community Development Director 

BACKGROUND

The City of Inver Grove Heights is considering the sale of excess golf course properties to the Inver Grove Heights Economic Development Authority. The Planning Commission is to consider making a recommendation on the consistency of the sale with the Comprehensive Plan.

EVALUATION OF THE REQUEST

In accordance with Minnesota Statutes, the Planning Commission must review the municipal acquisition and sale of properties for consistency with the Comprehensive Plan. Specifically, State Statute Chapter 462.356, Subd. 2, states "No publicly owned interest in real property within the municipality shall be acquired or disposed of ... until after the planning agency (Planning Commission) has reviewed the proposed acquisition or disposal ... and reported its findings as to compliance of the proposed acquisition or disposal with the comprehensive municipal plan."

The City acquired about 280 acres in 1990 for a municipal golf course. The golf course, Inver Wood, was subsequently developed and has been operated by the City for many years. Two parts of the golf course property are not used and are no longer necessary for the golf course operation. The first parcel, of approximately four acres, is located on the northwest corner of 70th and Babcock and is physically separated from the golf course by 70th Street. The second property is about 11 acres and lies on the south side of 70th Street west of the golf course parking lot.

The Comprehensive Plan Land Use Plan designates both properties as Public Park/Open Space. The City consequently zoned both properties P, Public/Institutional. The Comprehensive Plan also shows the Inver Wood Golf Course on the City's Park Plan and identifies the two parcels on the 2030 Parks, Trails and Open Space Plan.

The Comprehensive Plan also addresses economic development. The plan's guiding principles include preserving the City's financial integrity with a well balanced tax base. The implementation section of the Comprehensive Plan states that the City should develop a "strong economic development program...that focuses on improving Inver Grove Heights' overall quality of life, attracting diverse and ample labor force and providing services and amenities that businesses, employers and employees look for." More specifically, the plan's implementation action steps include strengthening the role of the Economic Development Authority and developing an economic development strategic plan.

Consistent with the Comprehensive Plan, the City Council reaffirmed the Economic Development Authority (EDA) in January 2011 and reconstituted the EDA Board, consisting of the Mayor and four Councilmembers. At its last meeting, the EDA directed staff to proceed with the potential sale of the excess golf course properties to the EDA with the purpose of improving the City's tax base. The EDA, at some undetermined future time, could then market and sell the properties for development. The type of development has not yet been determined but, in any case, the Planning Commission will have to consider a Comprehensive Plan Amendment prior to the EDA selling the property and providing for its development.

ALTERNATIVES

The Planning Commission has the following actions available for the request:

- A. **Approval.** If the Planning Commission finds the request acceptable, it should recommend that the sale of the excess golf course properties to the EDA is in compliance with the Comprehensive Plan.
- B. **Denial.** If the Planning Commission does not find the proposed sale of the excess golf course property consistent with the Comprehensive Plan, it should recommend denial with findings provided to support that denial.

RECOMMENDATION

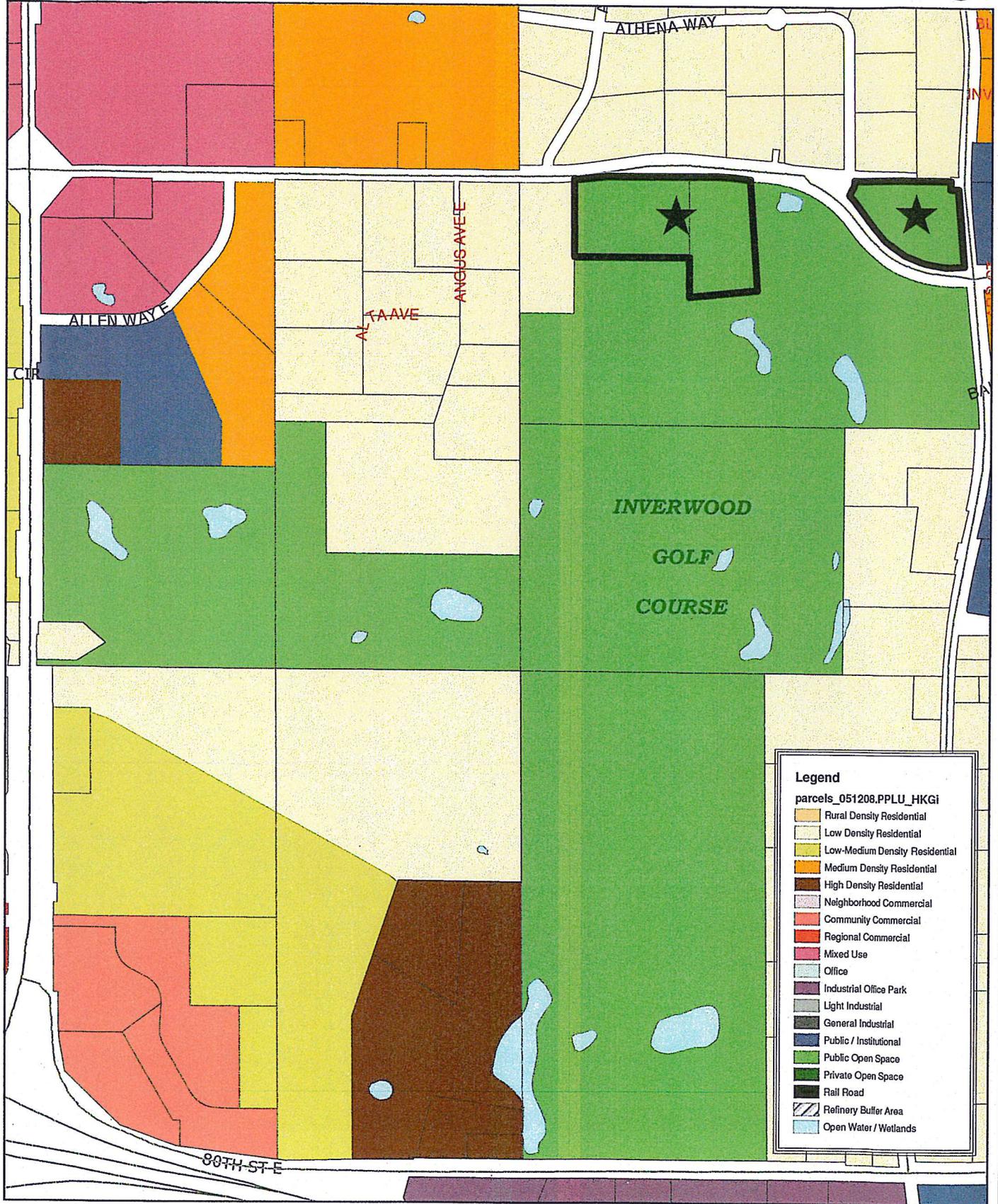
Staff recommends approval of the request to find the sale of the excess golf course properties consistent with the Inver Grove Heights Comprehensive Plan based on the following rationale:

- The properties are not used by the golf course and are no longer necessary for its operation
- The sale of the properties would not impact the golf course operation but would eventually serve the Comprehensive Plan's goal for economic development
- The specific land use would have to be determined at a later date and would be the subject of a Comprehensive Plan Amendment that would be considered by the Planning Commission.

ATTACHMENTS: Maps (3)



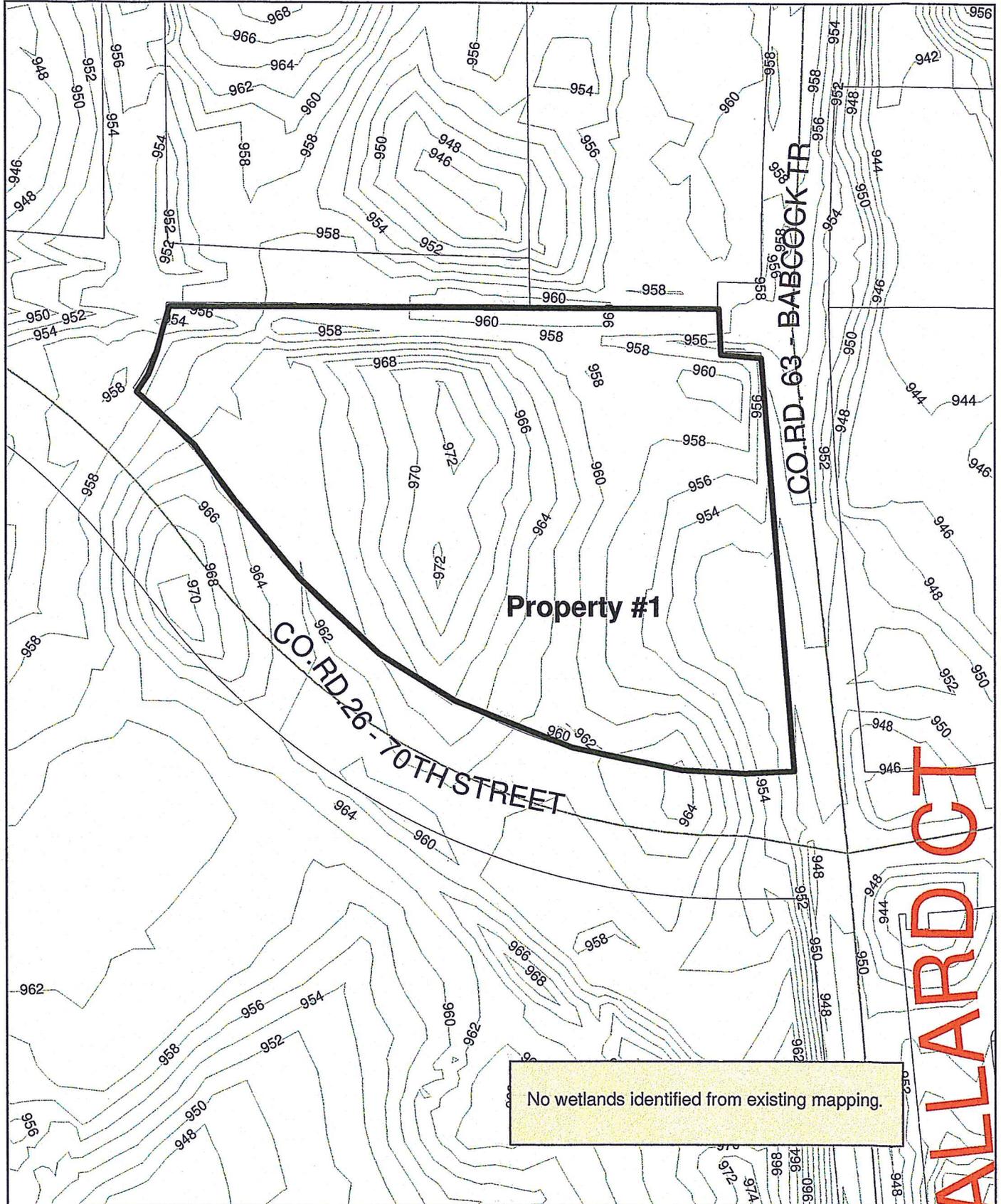
Excess Golf Course Property





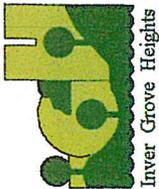
Inverwood Golf Course Excess Properties

Property #1



No wetlands identified from existing mapping.

ALLARD CT



Inver Grove Heights

Inverwood Golf Course Excess Properties Property #2

No wetlands identified from existing mapping.
OF18 - Old Field Area. Moderately good restoration potential.
EB10 - Oak Woodland-brushland. Mangage 3 area
BP-035 Northwest Area Regional Storm Water Basin

