

**INVER GROVE HEIGHTS  
PLANNING COMMISSION AGENDA**

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

1. **CALL TO ORDER**
  
2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR March 20, 2012.**
  
3. **APPLICANT REQUESTS AND PUBLIC HEARINGS**
  - 3.01 **CITY OF INVER GROVE HEIGHTS – CASE NO. 12-08X**  
Review Capital Improvement for Asher Water Tower reconstruction for  
Consistency with the Comprehensive Plan  
  
Planning Commission Action \_\_\_\_\_
  
4. **OTHER BUSINESS**
  
4. **ADJOURN**

## PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Thursday, March 20, 2012 – 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  
Dennis Wippermann  
Pat Simon  
Paul Hark  
Victoria Elsmore  
Harold Gooch

Commissioners Absent: Tony Scales (excused)  
Mike Schaeffer (excused)

Others Present: Allan Hunting, City Planner  
Heather Botten, Associate Planner

### **APPROVAL OF MINUTES**

The minutes from the March 6, 2012 meeting were approved as submitted.

### **McDONALDS – CASE NO. 12-04PDA**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a Planned Unit Development Amendment to change the site plan and elevation plan for remodeling of the McDonalds restaurant located at 3075 – 80<sup>th</sup> Street. 48 notices were mailed.

#### **Presentation of Request**

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is requesting a PUD amendment to change the approved site, grading, and elevation plans to alter the drive through and change the exterior of the building. The existing drive-through is a single lane; the applicant is proposing to change this to a double lane drive-through. In order to have enough space for the double drive-through the north entrance to the property would be closed, leaving only the existing access point on the east side of the property. The proposed materials for the exterior of the building would be similar to the Cub Foods building and the strip mall to the north and would comply with the zoning code requirements. The changes to the drive-through would eliminate 14 parking spaces; however, the overall parking would still exceed the minimum amount required by zoning code. Engineering is working with the applicant on grading requirements and the Fire Marshal has no concerns in closing the northern access. Staff received one email in support of the request. Staff recommends approval of the request with the five conditions listed in the report.

#### **Opening of Public Hearing**

Eric Kellogg, Landform Engineering, stated he represented the McDonalds project and was available to answer any questions.

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

Mr. Kellogg replied in the affirmative.

Commissioner Wippermann asked if the building would be expanded.

Mr. Kellogg replied it would not.

Commissioner Simon asked if the conditions listed in the report addressed the engineering concerns.

Ms. Botten replied in the affirmative.

**Planning Commission Recommendation**

Motion by Commissioner Wippermann, second by Commissioner Lissarrague, to approve the request for a Planned Unit Development Amendment to change the site, grading and elevation plans for remodeling of the McDonalds restaurant located at 3075 – 80<sup>th</sup> Street, with the five conditions listed in the report.

Motion carried (7/0). This item goes to the City Council on April 9, 2012.

**MACALESTER COLLEGE/DAKOTA COUNTY – CASE NO. 12-05X**

**Reading of Notice**

No public hearing notice was required.

**Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the Planning Commission is being asked to review the potential disposal of City-owned property for consistency with the Comprehensive Plan. The subject property lies along the river in the vicinity of a recent right-of-way vacation request by Macalester College/Dakota County. The property was deeded to the City from the State of Minnesota for the exclusive purpose of park and recreation. The City, however, has no plans for a public park or purpose and there is no means of public access to the parcel. Since the City has no use for the property, the entity may directly convey the property to another party other than the state after January 1, 2015. All parties agree to wait until this time frame, and then the City will deed the parcel to Macalester College to be included in their Katherine Ordway Nature Preserve. The Parks and Recreation Director and Planning staff both recommend an approval recommendation that the disposal of the property is consistent with the Comprehensive Plan.

Commissioner Hark asked if the remainder of the area had a conservation easement placed on it.

Mr. Hunting replied that it did not; however, once the rights-of-way are removed the County will acquire that right from Macalester College. This piece, however, will be deferred until 2015.

Commissioner Simon asked if the transfer of ownership would be recorded prior to 2015.

Mr. Hunting replied it would not.

Chair Bartholomew asked for clarification of the property history.

Mr. Hunting replied that the property was deeded to the City from the State of Minnesota as a conveyance of tax forfeited lands in 1966.

**Planning Commission Recommendation**

Motion by Commissioner Gooch, second by Commissioner Wippermann, to recommend that the disposal of the subject property along the Mississippi River at approximately 110<sup>th</sup> Street is consistent with the Comprehensive Plan.

Motion carried (7/0). This item goes to the City Council on March 26, 2012.

**ADJOURNMENT**

Chair Bartholomew adjourned the meeting at 7:15 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary

DRAFT

**PLANNING REPORT  
CITY OF INVER GROVE HEIGHTS**

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**REPORT DATE:** March 29, 2012

**CASE NO:** 12-08X

**HEARING DATE:** April 3, 2012

**APPLICANT:** City of Inver Grove Heights

**PROPERTY OWNER:** City of Inver Grove Heights

**REQUEST:** Review Capital Improvement for Asher Water Tower reconstruction for Consistency with the Comprehensive Plan

**LOCATION:** Asher Avenue at Upper 55<sup>th</sup> Street

**COMPREHENSIVE PLAN:** Public Open Space

**ZONING:** P, Public/Institutional

**REVIEWING DIVISIONS:** Planning  
Public Works

**PREPARED BY:** Allan Hunting  
City Planner

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**BACKGROUND**

The City Council received a feasibility study for the Asher Service Area on January 27, 2003. That study recommended that the future water storage needs for the Asher Area (the largest service area in the City) be met by constructing the two million gallon Arbor Pointe Water Tower (completed in 2006) and replacing the existing Asher Water Tower with a one million gallon tower on the same site. The project cost of building the new Asher Water Tower will be approximately 1.75 - 2.0 million dollars.

The City Council approved a resolution ordering the reconstruction project at their March 26, 2012 meeting.

Per State Statute, the Planning Commission must review capital improvements for compliance with the Comprehensive Plan (Minnesota Statute 462.356 subd. 2).

**EVALUATION OF THE REQUEST**

Compliance with the Comprehensive Plan. Minnesota Statute 462.356, subd. 2, provides that no publicly owned interest in real property within the municipality shall be acquired or disposed of, nor shall any capital improvement be authorized by the municipality or special district or agency thereof or any other political subdivision having jurisdiction within the municipality until after the planning agency has reviewed the proposed

acquisition, disposal, or capital improvement and reported in writing to the governing body or other special district or agency or political subdivision concerned, its findings as to compliance of the proposed acquisition, disposal or improvement with the comprehensive municipal plan.

The subject property is guided for Public Open Space and zoned P, Public Institutional and is currently used for the existing Asher Water Tower. The new tower would be constructed immediately to the east of the existing tower.

The capital improvement would be consistent with the Comprehensive Plan as it is needed to fulfill future storage needs for the city.

### **ALTERNATIVES**

A. **Approval.** If the Planning Commission finds the request acceptable, the following actions should take place:

- An Approval recommendation that the capital improvement to replace the existing Asher Water Tower is in **compliance with the Comprehensive Plan.**

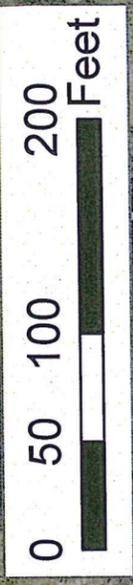
B. **Denial.** If the Planning Commission does not find the capital improvement consistent with the Comprehensive Plan, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

### **RECOMMENDATION**

The Public Works Director and Planning Staff both recommend an approval recommendation that the capital improvement is consistent with the Comprehensive Plan.

Attachments: Exhibit A – Map of water tower location

# City of Inver Grove Heights Proposed Asher Water Tower



Proposed New Site.  
20 Feet to the East of Old Tower.

- Park Boundary
- Storm Structure
- Storm Pipe
- Water Structure
- Water Pipe
- Sanitary Structure
- Sanitary Pipe

THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, INFORMATION AND DATA LOCATED THROUGH VARIOUS CITY, COUNTY AND STATE OFFICIALS AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.