

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, 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 – 80th 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 – 80th 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 110th 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