

## PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, May 15, 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  
Paul Hark  
Victoria Elsmore  
Tony Scales  
Harold Gooch

Commissioners Absent: Dennis Wippermann (excused)  
Pat Simon (excused)

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

### **APPROVAL OF MINUTES**

The minutes from the May 1, 2012 meeting were approved as submitted.

### **MIDWEST MOTORS LLC – CASE NO. 12-11V**

#### **Reading of Notice**

Commissioner Hark read the public hearing notice to consider the request for a variance to relocate a sign that exceeds maximum height requirements, for the property located at 1037 Highway 110. 3 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 an eight foot variance to relocate a 42 foot high sign that exceeds maximum height requirements. City Code states that the maximum sign height on a property should not exceed the principle structure by more than 10 feet. The Toyota building is 24 feet in height, therefore they would be allowed a 34 foot high sign. The applicant would like to move the existing sign about 400 feet to the north. The applicants have three proposed locations, all of which are agreeable with staff. The sign being moved loses its land use approval as it was approved for a specific location. The existing sign location will be replaced with a new electronic message center sign. Staff recommends approval of the request with the condition listed in Alternative A, with the practical difficulty and uniqueness as stated in the report. Staff received general inquiries from abutting property owners Mauer Chevrolet and Kremer Spring.

Commissioner Gooch asked for clarification of the proposed new and existing signs.

Ms. Botten replied that the existing sign is being requested to be moved to Location 1, 2 or 3 as shown in the report. A new 40 foot high electronic sign will be installed where the existing sign is currently located. The new sign does not need additional approvals as it is replacing a sign previously approved by City Council.

Chair Bartholomew noted that including the new sign there would be about 400 square feet of signage on the property which is well under the maximum 770 gross square feet allowed by the Zoning Code.

Commissioner Hark asked if staff was agreeable with all three proposed locations.

Ms. Botten replied in the affirmative.

Commissioner Hark asked if the Planning Commission would be agreeing on any of the three proposed locations should this be approved.

Ms. Botten replied in the affirmative, stating the Planning Commission also had the option of tying their approval into a specific location. She noted that the applicants prefer Location 1.

### **Opening of Public Hearing**

The applicant, Jeff Stearns, Chanhassen, advised he was available to answer any questions.

Chair Bartholomew asked if the applicant was agreeable with the condition listed in the report.

Mr. Stearns replied in the affirmative.

### **Planning Commission Discussion**

Chair Bartholomew advised he supported the request.

### **Planning Commission Recommendation**

Motion by Commissioner Gooch, second by Commissioner Lissarrague, to approve the request for a variance to relocate a sign that exceeds maximum height requirements, for the property located at 1037 Highway 110, with the condition listed in the report.

Motion carried (6/0). This item goes to the City Council on May 29, 2012.

## **SHAW CONSTRUCTION INC. – CASE NO. 12-12CZA**

### **Reading of Notice**

Commissioner Hark read the public hearing notice to consider the request for a zoning code amendment to conditionally allow the sales and service of semi-trucks, trucks, and trailers including equipment, parts, and tires in the I-2 district, a conditional use permit for outside storage and the sales and service of semi-trucks, trucks and trailers including equipment, parts, and tires, and a variance from the outdoor storage setback requirements from an Agricultural zoning district. 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 proposing to develop the site for a truck service and repair facility for CATCO Company. The property would be developed in phases, with the first phase being a building of approximately 20,000 square feet in size. The building would be for the repair of vehicles and there would be some outdoor storage for the trucks and trailers that have been repaired or are waiting to be repaired. Future phases include total additions of approximately 17,000 square feet. The property is zoned I-2. Currently truck service and repair is not an allowed use in that zone; therefore the applicant is asking for a zoning code amendment. Two conditional use permits are also being requested 1) to allow service of semi-trucks, trucks, and trailers including equipment, parts and tires as a conditional use, and 2) to allow outdoor storage of trucks and trailers. Because the property abuts Agricultural zoning, the applicant is also requesting a variance from the 100 foot outdoor storage setback and the fencing requirement. The applicant is proposing to utilize the rear portion of the property, including property up to 40 feet from the property line, for outdoor storage

of trucks and trailers in for repair. Staff supports the variance request since the ultimate end land use for all properties in the area will be industrial. Staff recommends approval of all the requests with the seven conditions listed in the report.

Chair Bartholomew asked if the final building coverage would be less than the 51,000 square foot maximum allowed.

Mr. Hunting replied in the affirmative, stating the proposed building total would be 37,000 square feet.

Chair Bartholomew asked if staff heard from any of the abutting neighbors.

Mr. Hunting replied that they had not.

### **Opening of Public Hearing**

The applicant, Jack Shaw, Shaw Construction, Eden Prairie, advised he was available to answer any questions.

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

Mr. Shaw replied in the affirmative.

Chair Bartholomew asked what the outdoor storage would consist of.

Mr. Shaw replied primarily commercial trucks and trailers either post or pre-repair. He advised the trucks would be filtered into the building via the north side, repaired, and then parked in the storage area until the customer picked them up.

Commissioner Lissarrague asked if this would significantly impact the traffic in the area.

Mr. Hunting stated that 117<sup>th</sup> Street was designed to handle higher industrial traffic volumes.

Commissioner Lissarrague asked if the majority of the traffic would be on Clark Road, 117<sup>th</sup> Street, and Highway 52.

Mr. Shaw replied in the affirmative.

Commissioner Gooch asked if the proposed building was a relocation of an existing CATCO facility.

Mr. Shaw replied in the affirmative, stating they would close their existing facility in Eagan and move it to this upgraded facility.

Chair Bartholomew asked how many associates were expected to be employed at this facility.

Mr. Shaw replied 12-15.

Dave Goldner, St. Anthony Village, representing CATCO, stated approximately 30% of the company's business was shop related, with the other 70% being part sales.

Shirley Pike, 11025 Courthouse Boulevard, asked if the proposed 29 parking stalls were just for the first phase of the construction or the total for the entire project.

Mr. Hunting replied 29 parking stalls were being proposed for the first phase on the southern half of the site. Required parking spaces for all the proposed future phases would be located along the north property line. He stated the asphalt for the proposed future phases would be put in with the first phase; however, it would not be striped for parking.

Ms. Pike asked for clarification of a statement in the report that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.

Mr. Hunting stated that is a standard conditional use permit comment. The request is reviewed against that and in this case a CUP is being requested to make the use consistent.

Ms. Pike asked if the three Agricultural lots to the east of the subject parcel could be rezoned for industrial uses prior to the property owners being ready to move.

Mr. Hunting replied that the Agricultural zoning would stay in place until such time as a landowner sold to someone proposing to redevelop the site. Until that time the properties would be considered legal non-conforming and could be added onto, replaced if they were involved in a fire, and they could also be sold to someone wanting to retain them as a residential property.

Ms. Pike asked to see a drawing of the proposed CATCO building.

Mr. Hunting displayed a rendering of the proposed building which featured concrete tip-up panels, painted banding along the top of the building, and overhead doors.

Chair Bartholomew asked what color the panels were.

Mr. Shaw replied they were gray.

Al Sachwitz, 11105 Courthouse Boulevard, stated his property was much higher in elevation than the subject property and his only concern was regarding potential erosion due to the steep grade between the parking lot and his property and the proposed 40 foot setback.

Mr. Hunting stated that Engineering reviewed the request and feels that the proposed grading plan and reestablishment of vegetation will prevent erosion issues.

### **Planning Commission Discussion**

Chair Bartholomew stated he supported the request.

Commissioner Hark stated he was surprised there were no objections from the neighbors in regard to the lack of fencing; however, since they had no concerns he was agreeable with the request.

Commissioner Lissarrague stated he supported the request.

### **Planning Commission Recommendation**

Motion by Commissioner Gooch, second by Commissioner Elsmore, to approve on a white ballot the request for a zoning code amendment to allow service of semi-tanks, trucks, and trailers including equipment, parts and tires as a conditional use in the I-2 zoning district, a conditional use permit to allow the operation of the sales and service of semi-tanks, trucks, and trailers including equipment, parts, and tires, a conditional use permit to allow outdoor storage of trucks and trailers, and a variance from the outdoor storage setback and screening requirements from an Agricultural zoning district for the property located at 10982 Clark Road.

Motion carried (6/0). This item goes to the City Council on June 11, 2012.

**OTHER**

Mr. Hunting announced Mike Schaeffer's resignation from the Planning Commission and thanked him for his service to the City.

Chair Bartholomew thanked Commissioner Schaeffer as well, and asked if that position would be filled in tandem with the upcoming appointments to the Commissions.

Mr. Hunting replied that Commissioner Schaeffer's position would be appointed at a special meeting on May 21, 2012 along with the filling of the three positions whose terms were expiring.

**ADJOURNMENT**

Chair Bartholomew adjourned the meeting at 7:35 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary