

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, OCTOBER 2, 2012 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**

- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR SEPTEMBER 18, 2012.**

- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 WIPAIRE, INC – CASE NO. 12-27C

Consider a **Conditional Use Permit** to allow a manufacturing operation in the I-1 zoning district. This request is for the property located at 6100 Claude Way.

Planning Commission Action _____

- 4. OTHER BUSINESS**

- 5. ADJOURN**

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, September 18, 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
Dennis Wippermann
Annette Maggi
Pat Simon
Harold Gooch
Tony Scales
Victoria Elsmore

Commissioners Absent:

Others Present: Tom Link, Community Development Director

APPROVAL OF MINUTES

The minutes from the September 4, 2012 meeting were approved as submitted.

BRAD AND MARY HAPKA – CASE NO. 12-26CV

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to allow maximum impervious surface coverage to increase by an additional ten percent, and a variance to allow an addition to the existing home within the required rear yard setback, for the property located at 9330 Inver Grove Trail. 12 notices were mailed.

Presentation of Request

Tom Link, Community Development Director, explained the request as detailed in the report. He advised that the applicants are proposing to construct a garage/house addition to their existing home. The addition requires two approvals; a conditional use permit to allow additional impervious surface and a variance to allow an addition to the house within the rear yard setback. Mr. Link advised that the maximum impervious coverage allowed on this property as a permitted use is 8,700 square feet; however, with a conditional use permit they could increase that to 10,195 square feet. The rear yard setback requirement in this zoning district is 50 feet. The existing house is set back only 38 feet; however, as it was constructed in 1950 prior to adoption of the City's first zoning ordinance. The applicants are requesting they be allowed to construct an addition 31 feet from the rear property line. Staff recommends approval of the requests with the practical difficulty being the location and placement of the house, which predates the zoning ordinance and allows for virtually no improvement to the house without the need for a variance.

Chair Bartholomew noted a discrepancy in the report and asked for clarification of how much total impervious was being requested.

Mr. Link replied 10,195 square feet.

Chair Bartholomew asked if this property fell into an overlay district.

Mr. Link replied he was unsure whether this property was affected by the Shoreland and Critical Area Overlay District.

Commissioner Wippermann noted a discrepancy in the report and asked for clarification of how much impervious surface would be allowed with a conditional use permit.

Mr. Link replied that 14,110 square feet would be allowed with a conditional use permit.

Opening of Public Hearing

The applicants, Mary and Brad Hapka, 9330 Inver Grove Trail, advised they were available to answer any questions.

Chair Bartholomew asked if the applicants were agreeable with the conditions listed in the report.

The Hapka's replied in the affirmative.

Commissioner Wippermann asked what the distance was from the property line to the house to the east.

Mr. Hapka replied approximately 41 feet.

Planning Commission Discussion

Commissioner Wippermann stated he supported the request, especially since only one point of the proposed addition was 31 feet from the property line, with the remainder of the addition being setback further.

Chair Bartholomew stated it was a reasonable request and he supported it as well.

Commissioner Wippermann asked where 9406 Inver Grove Trail was located in proximity to the applicants.

Commissioner Elsmore advised the City received a letter from the property owners at that address.

Ms. Hapka replied 9406 Inver Grove Trail was two properties to the south.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Lissarrague, to approve the request for a conditional use permit to allow maximum impervious surface coverage to increase by an additional ten percent, and a variance to allow an addition to the existing home within the required rear yard setback, for the property located at 9330 Inver Grove Trail.

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

OTHER BUSINESS

Concord Study Update

Mr. Link advised that the first Concord Neighborhood Plan was completed in 1998. The result of that planning effort was a lot of public investment in the neighborhood, including the acquisition of many properties, the cleanup of environmental contamination, reconstruction of Concord Boulevard and 66th Street, construction of the Mississippi River Regional Trail, planning for the future 60-80 acre Heritage Village Park, and completion of the Rock Island Swing Bridge Pier. A couple years ago the City Council expressed an interest in trying to get private developers

interested in the neighborhood; which led to the current updated Concord Neighborhood Study. Mr. Link advised that the Phase I study was completed this spring. The study refined the land use plan for the neighborhood and four specific areas were identified by the City Council in which to focus the initial redevelopment efforts on. Mr. Link advised that the North District features townhouse development on the west side of Concord Boulevard. Dakota County CDA has acquired most of the properties in the 6300 block from willing sellers and they have removed the structures. In what is called the Gateway, the City is looking to introduce housing on the east side of Concord, thereby tying the Concord frontage to the marinas. Implementation of residential housing in the Gateway area would require acquisition of the waste hauler parcel. The Hillside area lies west of Concord and north of Dickman Trail and envisions high density residential, such as apartments or a senior housing complex. Industrial redevelopment is planned for Dickman Trail, hopefully intensifying employment density and building coverage. He noted that the Concord redevelopment plans are looking out 20-30 years. He noted that Phase I included numerous meetings with residents and businesses in the area.

Mr. Link advised that the City is now in the midst of Phase II of the Concord Study. This phase focuses on design guidelines for the four potential redevelopment sites, a market strategy study to determine if the City's plan is viable, and implementation strategies. About a month ago the City held a series of meetings with developers. The various meetings identified what the developers perceived as positive and negative attributes to the area, the area's market for housing, industrial and retail, suggested possible plan refinements, and suggestions for what the City could do to remove barriers to redevelopment. The developers felt this was a sound, reasonable plan and most of the developers showed an interest in redevelopment in the area and asked to be kept informed on the future progress and process for developer selection. Phase II also included a meeting with the EDA at which a consultant from Ehlers & Associates made an informational presentation. The City Council/EDA will meet on September 24 and October 22 to discuss design guidelines, financial analysis, financial tools, whether or not the City should proceed with redevelopment, and an implementation strategy for approaching the development community. He advised that the majority of Phase II is being funded by a Metropolitan Council grant.

Mr. Link stated that assuming these plans come to be realized, the Planning Commission will be involved in incorporating the Concord Study into the comprehensive plan, determining whether acquisitions of specific properties is consistent with the comprehensive plan, and they will review development proposals as they occur.

Chair Bartholomew asked how many parcels the City had acquired in the Doffing Avenue Neighborhood.

Mr. Link replied that out of 36 properties, the City has acquired all but 9 or 10. He advised that the Doffing Avenue Voluntary Acquisition Program began about 12 years ago, with the goal being to acquire properties within the floodplain along Doffing Avenue from willing sellers. The houses are then removed and the intent is to restore the natural floodplain and incorporate the properties into the future Heritage Village Park.

Chair Bartholomew asked if the environmental reclamation was complete.

Mr. Link replied that most of the reclamation was complete. He advised that the contaminated soils on the abandoned railroad property have been covered with four feet of clean fill as per MPCA guidelines. A small isolated pocket of groundwater on the north end; however, still has petroleum in it. The City continues to monitor it and if it does not naturally take care of itself it will be pumped out.

Commissioner Lissarrague stated there were several properties along Concord Boulevard that

were either in a state of disrepair or an incomplete renovation, and he questioned whether that could be detrimental to redevelopment.

Mr. Link stated that concern has been raised at some of the neighborhood meetings as well. He advised that the CDA has addressed that in part by acquiring and demolishing several of the toughest houses in the area. In a few other cases the City has taken action through code enforcement in regard to junk in the yard. The City; however, does not currently have a rental license ordinance or exterior maintenance regulations.

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 6:45 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

DRAFT

Conditional Use Permit (CUP)

The specific request for a CUP to run a manufacturing and assembly operation is reviewed below against the standards found in the Zoning Ordinance, Title 10, Chapter 3A.

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*
The proposed use, guided for Industrial Office Park, is consistent with the Comprehensive Plan. The Comprehensive Plan states that the Light Industrial Land Use Category includes light manufacturing.
2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*
This standard is met. The I-1 zoning district is intended to provide areas for light industrial work. All work would be done inside an existing building. No exterior improvements are proposed or required.
3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*
This standard is met. The proposed use will not create any adverse physical impacts upon the neighborhood. The building exists, so there will not be any changes to the outside of the existing building or surrounding properties. The proposed operation will all be done internally. There is also another manufacturing business in the same building that was approved in 2003. No issues have ever been encountered.
4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*
This standard is met. The building and industrial park is already established. No additional public services would be created or required.
5. *The use is generally compatible with existing and future uses of surrounding properties, including:*
 - a) *Aesthetics/exterior appearance*
Nothing is being changed to the exterior of the building
 - b) *Noise*
N/A. All work would be done inside the building. All the surrounding area is an industrial park or airport.
 - c) *Traffic*
The business expects about 10 truck deliveries per day which include about one semi-truck delivery and the majority being small delivery trucks such as UPS or FedEx. The completed floats would be transported via the connection road immediately south of the building across airport property and into existing buildings where the final painting would occur. The area is developed as an industrial park. Volume of traffic would not have a negative impact on the area.
 - d) *Drainage*
No additional impervious surface is planned at this time. This condition is met.

e) *Fencing, landscaping and buffering*

The business is going into an existing multi-tenant building that currently operates as an industrial use. No additional fencing and landscaping would be required.

6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

The proposed operation is typical for an industrial park. Staff sees no issues with the use. The applicant will have to work with the Fire Marshal, Jeff Schadeegg and Building Official, Frank Martin on complying with the fire and building code requirements.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

Staff is not aware of any public health, safety or welfare issues associated with the proposal. This standard has been met.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

The proposed operation will not have any outdoor storage or hazardous waste that will impact the environment. The floats are assembled from parts that have been fabricated elsewhere. There is some primer painting done on the floats in a paint booth. The details of the booth are approved by the Fire Marshal.

ALTERNATIVES

The City Council has the following alternatives available for the proposed request:

A. **Approval** If the Planning Commission finds the application acceptable, the Commission should approve the Conditional Use Permit with the following conditions:

1. The applicant shall work with the Fire Marshal, Jeff Schadeegg and Building Official, Frank Martin on complying with the fire and building code requirements and obtain all necessary permits before commencement of the operation.
1. Any signage requires a separate sign permit approved by the Building Inspection Department prior to installing any signage.
2. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.

B. **Denial** If the Planning Commission finds the request unacceptable, the Commission should deny the Conditional Use Permit. With a recommendation of denial, the basis of the recommendation should be given.

RECOMMENDATION

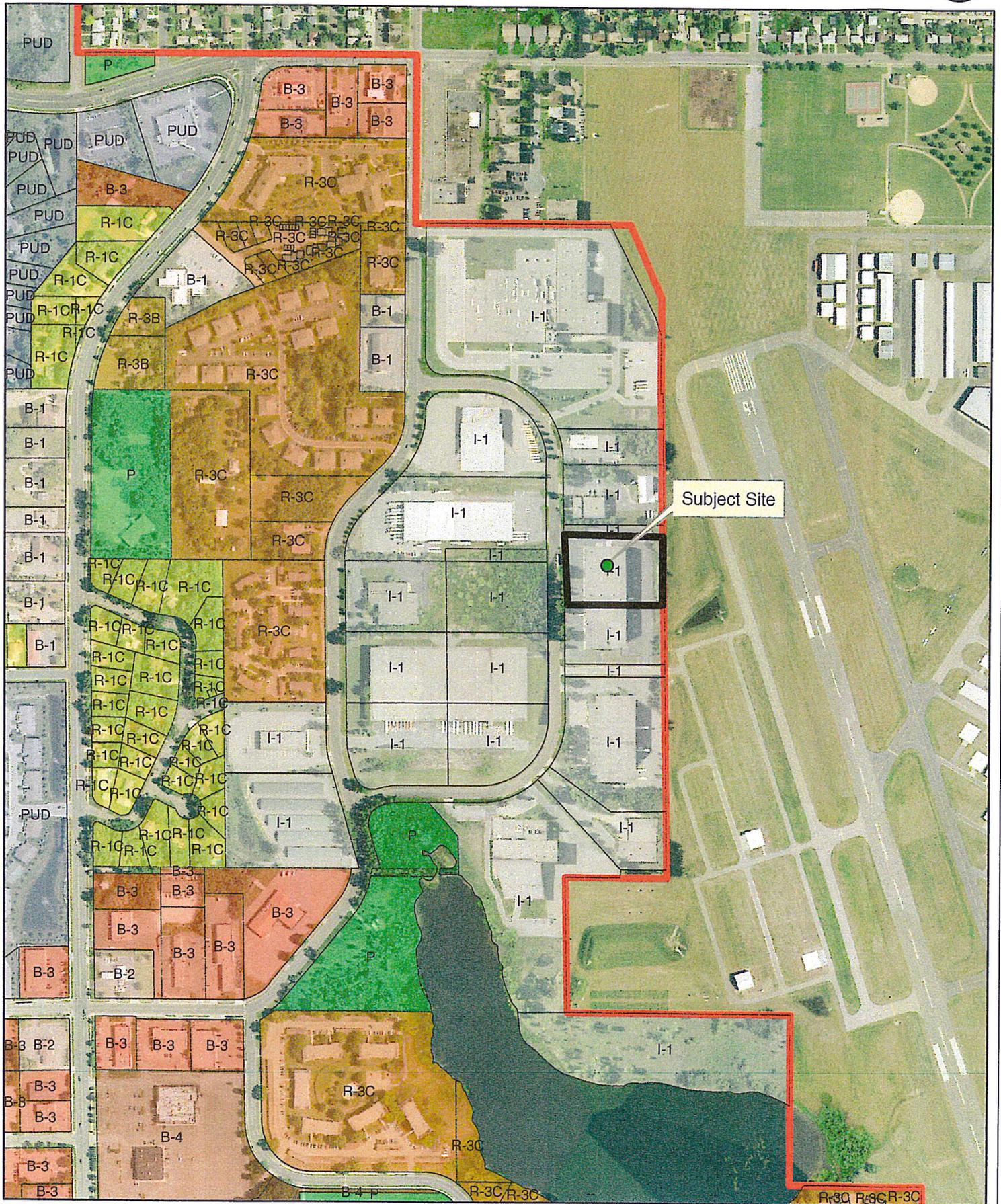
Staff recommends approval of the Conditional Use Permit with the 3 conditions listed in Alternative A above.

Attachments Exhibit A - Zoning and Location Map
Exhibit B - Comprehensive Plan Map
Exhibit C - Letter from applicant
Exhibit D - Floor Plan



Location Map/Zoning Map

Case No. 12-27C





WIPLINE FLOATS • SKIS • MODIFICATIONS • AIRCRAFT SALES
AVIONICS • INTERIOR • MAINTENANCE • PAINT REFINISHING

Conditional Use Permit Request Written Narrative

08/29/2012

To whom it may concern:

Wipaire, Inc., 1700 Henry Ave. S., South Saint Paul, MN is requesting a conditional use permit for 6100 Claude Way East, Inver Grove Heights, 55076. This facility is being leased by Wipaire, Inc. and is currently owned by St. Paul Industrial Properties. The space is approximately 22,190 square feet of which approximately 3,000 square feet is office and will continue to be used as office. The balance, approximately 19,190 square feet is intended to be used for Wipaire product manufacturing/assembly and inventory storage, this permit request is for that intended usage. Wipaire manufactures a variety of products that are sold into the general aviation industry with our primary emphasis on amphibious floats. These products primarily consist of sheet metal parts, solid aluminum machined items, and sub-assemblies. These items are what will be manufactured and stored at this location. No aircraft maintenance or repair of any kind will occur at this location, just product manufacturing and storage. Wipaire's manufacturing involves chopping, drilling, and machining of aluminum extrusions, sheet metal panels, and billets, then assembling those parts using a variety of fasteners including solid aluminum rivets. These parts and assemblies will receive a coating of primer paint as part of the manufacturing process. Sub-components will then be assembled into finished product, i.e. floats. No significant waste of any kind is generated during the manufacturing process, scrap aluminum is recycled.

Regards,

Pat Garfield

Vice President of Operations

Wipaire, Inc.

pgarfield@wipaire.com | www.wipaire.com

Direct: 651.306.0767

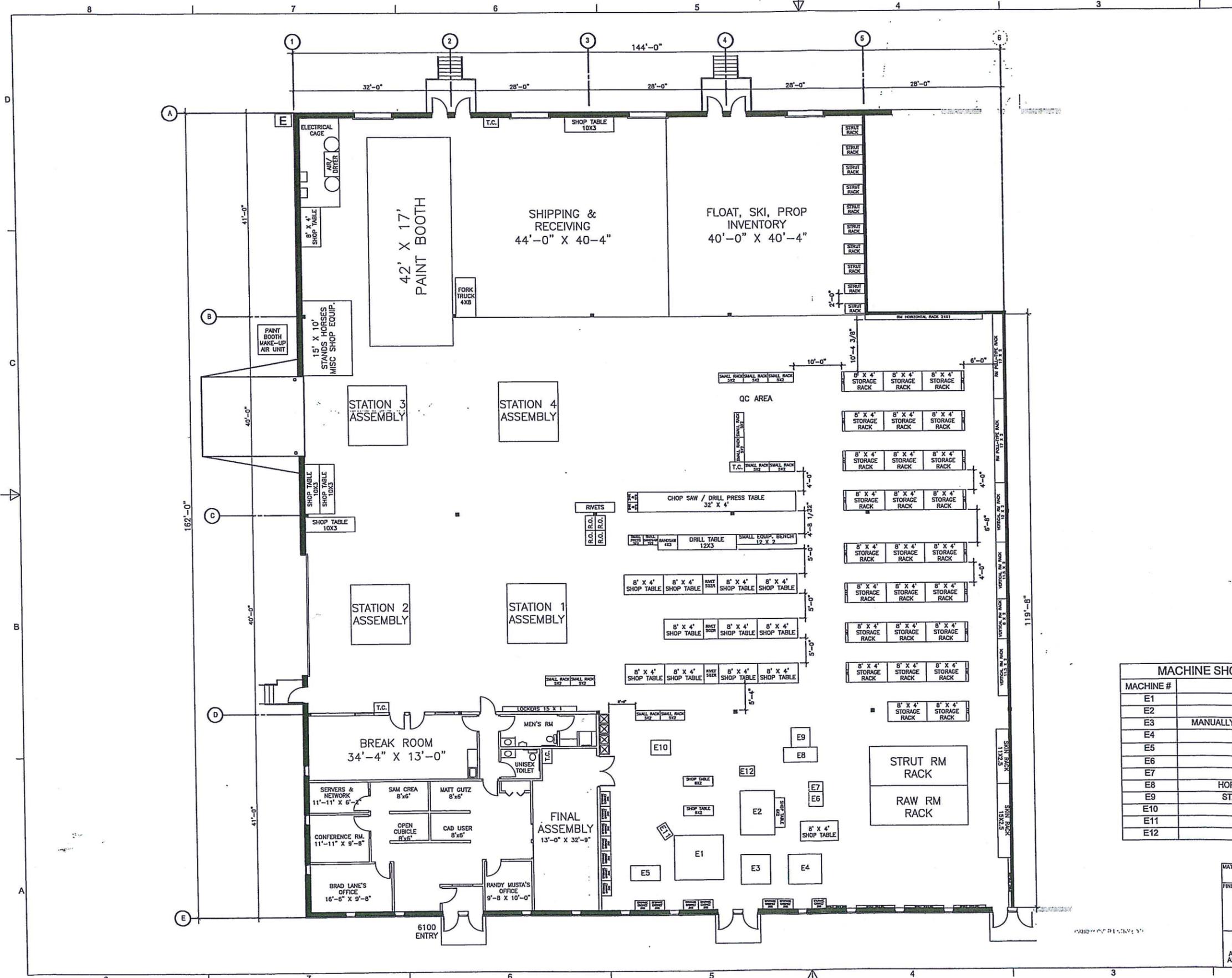
Cell: 651.261.4626

1700 Henry Ave – Fleming Field (KSGS), South St. Paul, MN 55075

Ph: 651.451.1205 Fax: 651.457.7858

www.wipaire.com

REVISION HISTORY				
REV	DATE	ECO	DR	DESCRIPTION



MACHINE SHOP EQUIPMENT	
MACHINE #	DESCRIPTION
E1	HURCO
E2	FUNUC
E3	MANUALLY OPERATED BRIDGEPORT
E4	END MILL DRILL
E5	HARDING LATHE
E6	TABLE SAW
E7	CHOP SAW
E8	HORIZONTAL BANDSAW
E9	STANDARD BANDSAW
E10	DRILL PRESS
E11	DRILL PRESS
E12	DRILL PRESS

MATL	N/A	WIPAIRE, INC. 1700 HENRY AVE. SOUTH ST. PAUL, MN 55075 (651) 451-1205	
FINISH	N/A		
TITLE 6100 CLAUDE WAY		PART NO. WESTGATE	
BREAK ALL EDGES .01-.03 ALL DIMENSIONS ARE AFTER FINISH			REV 04
THIRD ANGLE PROJECTION	TOLERANCES X=±.05 XX=±.015 XXX=±.005 X'=±.5	SIZE D NTS	SCALE Sheet 1 of 3