

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, October 2, 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
Tony Scales
Victoria Elsmore

Commissioners Absent: Harold Gooch

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the September 18, 2012 meeting were approved as submitted.

WIPAIRE, INC. – CASE NO. 12-27C

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to allow a manufacturing use within the I-1, Limited Industry Zoning District, consisting of manufacturing and assembly of parts for the aeronautic industry, for the property located at 6100 Claude Way. 6 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 lease approximately 22,000 square feet of an existing building in the Southeast Metro Industrial Park on Claude Way. The applicant intends to use the space for aviation product manufacturing/assembly and inventory storage. There will be no outdoor storage. Staff recommends approval of the request with the conditions listed in the report.

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

Mr. Hunting replied they had not.

Commissioner Wippermann asked if outdoor storage was permitted in this zoning district.

Mr. Hunting replied it was allowed by conditional use permit.

Commissioner Wippermann asked if a condition should be added prohibiting outdoor storage.

Mr. Hunting replied it was not necessary as the applicants would have to come back and request a conditional use permit if at some point in time they wished to add outdoor storage.

Opening of Public Hearing

Pat Garfield, Vice President of Operations for Wipaire, 6 Hackberry Lane, North Oaks, advised that

he was available for any questions.

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

Mr. Garfield replied in the affirmative.

Chair Bartholomew asked if a staff increase was anticipated.

Mr. Garfield replied it was not. He explained they would be transferring their current operation from a hangar on Fleming Field to the proposed location, and would then convert the existing hangar space to aircraft service and repair.

Commissioner Simon asked if a change was being made to the site as there were two existing drive-up ramps on the north side of the building; however, only one was shown on the site plan.

Mr. Garfield replied no changes were proposed for the two drive-up ramps. He stated they did not anticipate using them; however, other than to occasionally bring in equipment.

Commissioner Maggi asked for clarification regarding disposal of materials in regard to the primer painting that would be done on site.

Mr. Garfield advised they use a filtering system to capture overspray from the painting process. Those filters would be routinely loaded into a drum and disposed of appropriately.

Planning Commission Discussion

Chair Bartholomew stated he supported the request.

Chuck Wiplinger, President of Wipaire, arrived but stated he did not have any comments.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Maggi, to approve the request for a conditional use permit to allow a manufacturing use within the I-1, Limited Industry Zoning District, consisting of manufacturing and assembly of parts for the aeronautic industry, with the three conditions listed in the report, for the property located at 6100 Claude Way.

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

OTHER BUSINESS

Commissioner Simon noted that the Commission's first meeting in November fell on Election Day.

The Planning Commission agreed to change their November 6 meeting to Wednesday, November 7, 2012.

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 7:12 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary