

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, October 16, 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
Harold Gooch

Commissioners Absent:

Others Present: Thomas J. Link, Community Development Director

APPROVAL OF MINUTES

The minutes from the October 2, 2012 meeting were approved as submitted.

AT & T MOBILITY – CASE NO. 12-29CA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit amendment to expand the approved tower/equipment storage area to include the location of an additional equipment shelter, for the property located at 8392 College Trail. 35 notices were mailed.

Presentation of Request

Tom Link, Community Development Director, requested the item be tabled until November 7 to allow time for the leasing agent to obtain the property owners signature.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Simon, to table until November 7, 2012 the request for a conditional use permit amendment to expand the approved tower/equipment storage area to include the location of an additional equipment shelter, for the property located at 8392 College Trail.

Motion carried (9/0).

CITY OF INVER GROVE HEIGHTS

Reading of Notice

There was no public notice.

Presentation of Request

Tom Link, Community Development Director, advised that the owner of the property at 8195 Babcock Trail, Premier Bank, put the property on the market for sale a year or two ago. The City responded with an offer to acquire it. That acquisition will be considered by the Inver Grove Heights Economic Development Authority (EDA) on November 5. The Planning Commission is

being asked to consider making a recommendation on the consistency of the acquisition with the Comprehensive Plan. Mr. Link advised that the Comprehensive Plan includes several statements stressing the importance of economic development. This property is located on the edge of one of the better sites in the City for future industrial office park development. Conversely, leaving a single-family residence on this property would lessen the attractiveness of the area for industrial office park development because of conflicting land uses. Staff recommends approval of the request to find the acquisition of the property at 8195 Babcock Trail consistent with the Inver Grove Heights Comprehensive Plan.

Planning Commission Discussion

Chair Bartholomew asked how large the lot was.

Mr. Link replied approximately four acres. He advised it was anticipated that this lot would become part of a larger industrial area bounded by 80th Street, Babcock Trail, and Highway 52/55.

Commissioner Simon asked if the adjacent property owned by the church (8265 Babcock Trail) would have an impact on future industrial development.

Mr. Link stated he was unsure of the church's long-range plans for the vacant portion of the site. If the entire parcel was retained for church use it would be fairly compatible with an industrial office park. The church could also sell the unused portion to be part of an industrial park.

Commissioner Scales asked if there were plans to connect Babcock Trail to Highway 52/55.

Mr. Link replied the State was intentionally minimizing accesses along the highway for traffic flow and safety reasons. He advised this industrial area would likely get its main access from Robert Street and Highway 55.

Commissioner Simon asked if perhaps a bridge would be built over the highway.

Mr. Link replied he was aware of no such discussion.

Chair Bartholomew stated he felt the acquisition was consistent with the Comprehensive Plan.

Planning Commission Recommendation

Motion by Commissioner Gooch, second by Commissioner Wippermann, to recommend that the acquisition of 8195 Babcock Trail is consistent with the Inver Grove Heights Comprehensive Plan.

Motion carried (9/0).

CITY OF INVER GROVE HEIGHTS

Reading of Notice

There was no public notice.

Opening of Public Hearing

Tom Link, Community Development Director, advised that the owners of 6671 and 6685 Concord Boulevard approached the City and expressed an interest in selling their single-family residential properties. The EDA will be considering the acquisitions at their November 5 meeting. The Planning Commission is being asked to consider making a recommendation on the consistency of the acquisition with the Comprehensive Plan. Mr. Link advised that the Comprehensive Plan includes numerous references to the redevelopment of Concord Boulevard. The City is currently in the process of updating the Concord Boulevard Neighborhood Plan. Both the Comprehensive

Plan and the Concord Plan Update anticipate future redevelopment of this block into something other than single-family residential. The two subject properties lie in one of the four sites identified by the City for redevelopment efforts. The refined land use plan designates the two properties as High Density Residential. The acquisition of these two properties, therefore, would be consistent with the Comprehensive Plan. Staff recommends approval of the request to find the acquisition of the properties at 6671 and 6685 Concord Boulevard consistent with the Inver Grove Heights Comprehensive Plan.

Planning Commission Discussion

Chair Bartholomew asked if the lot between 6727 and 6775 Concord Boulevard was vacant.

Mr. Link replied in the affirmative, stating that 6727 Concord Boulevard and the lot south of it were both owned by the City. Purchase of the two lots in question would create a block of four lots that the City would own.

Commissioner Hark noted that on the previous agenda item the City had made an offer on the property.

Mr. Link advised that the previous request was unique; typically willing sellers approach the City asking if they would be interested in purchasing their property.

Chair Bartholomew stated he felt the acquisition was consistent with the Comprehensive Plan.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Lissarrague, to recommend that the acquisition of 6671 and 6685 Concord Boulevard is consistent with the Inver Grove Heights Comprehensive Plan.

Motion carried (9/0).

Commissioner Simon asked what the next steps were.

Mr. Link replied that a public hearing would be held before the EDA on November 5, and then it would be considered by City Council on November 12.

OTHER BUSINESS

Termination of Agenda Packet Delivery

Mr. Link advised that effective January 1 the City will no longer be hand delivering packets to Commissioners as part of a cost cutting effort. Commissioners have the option of downloading the packets from the City's website and printing them at home or picking them up in advance at City Hall.

Chair Bartholomew suggested that copies of the maps be available the night of the meetings.

Commissioner Elsmore asked what format the packets were online.

Commissioner Simon replied in PDF format.

Commissioner Elsmore asked if she could bring her iPad to the meetings.

Mr. Link replied in the affirmative.

Commissioner Maggi asked if wireless was available.

Mr. Link replied in the affirmative.

Commissioner Elsmore suggested downloading the packets ahead of time to avoid causing microphone feedback.

Commissioner Gooch stated he felt it was the City's obligation to provide Commissioners with the information they needed to review the applications properly. He noted that Commissioners volunteered their time and it was unfair to ask them to take time off their work day to pick up the packets during City Hall hours. He would like the current practice to continue so Commissioners could get the materials delivered that the job requires.

Mr. Link stated that staff recognizes the burden this places on Commissioners and he would take Commissioner Gooch's comments back to the City Administrator.

Commissioner Maggi asked if the Planning Commission packets were mailed or hand delivered by staff.

Ms. Fox replied they were hand delivered by staff.

Commissioner Hark asked what the actual cost was.

Mr. Link stated he did not know the exact cost but it was likely significant. He advised at least one or two packets were copied, assembled, and delivered each week for the various commissions and city council.

Commissioner Lissarrague asked when the packets would first be available to Commissioners.

Mr. Link replied that paper copies would be available on the Friday afternoon before the meeting and online by the end of business Friday.

Commissioner Lissarrague asked if the packets could be made available on Thursday to give Commissioners more time to pick up the packets.

Mr. Link stated the timeframe the planning staff has in preparing the packets was tight, but he would look into the possibility of making them available earlier.

Commissioner Gooch requested that Commissioners be given the option of paying for packets to be copied and delivered rather than having to take time off work.

Next Meeting

Mr. Link reminded Commissioners that the next meeting has been rescheduled to **Wednesday, November 7** at 7:00 PM due to Election Night on November 6.

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 7:25 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary