

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, DECEMBER 18, 2012 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**
- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR NOVEMBER 20, 2012.**
- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**
- 4. OTHER BUSINESS**
 - a) Elections**
 - b) Electronic Packet Distribution Process**
 - c) Summary of 2013 Planning Projects**
- 5. ADJOURN**

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Wednesday, November 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
Paul Hark
Pat Simon
Tony Scales
Harold Gooch
Dennis Wippermann
Victoria Elsmore

Commissioners Absent: Annette Maggi (excused)

Others Present: Allan Hunting, City Planner
Tom Link, Director of Community Development

APPROVAL OF MINUTES

The minutes from the November 7, 2012 meeting were approved as submitted.

TARGET CORPORATION – CASE NO. 12-34PUD

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a preliminary and final plat for a two lot subdivision to be known as Argenta Hills 6th Addition, and a preliminary and final PUD Development Plan amendment to add an additional commercial lot to the Argenta Hills PUD, for the property located at 7841 Amana Trail. 4 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 an amended preliminary PUD development plan and plat to allow the creation of a new lot from the existing Target lot. The plat would consist of dividing off the northwest corner of the existing Target lot for future commercial development. He advised that when the Target store was reduced in size, the parking lot was never downsized accordingly and the site is now over parked by 285 spaces. The new lot will still be obligated to comply with the standards of the Northwest Area and the conditions of the Argenta Hills PUD. Mr. Hunting distributed an extra condition clarifying that this is to approve the plat for the Argenta Hills 6th Addition and that it would be reviewed against all conditions of approval at the time of final PUD. He advised that the new condition would become Condition 2 and the existing Condition 2 would become Condition 3 and so forth. Staff recommends approval of the request as presented.

Opening of Public Hearing

Chair Bartholomew asked if the new lot would necessitate an additional curb opening on Amana Trail.

Mr. Hunting replied there would be no additional access points along Amana Trail. He advised that the operations and easement agreement that was established for all the commercial lots anticipated the creation of an additional lot and therefore all cross access easements were in place.

Commissioner Hark asked what type of issues would be reviewed by the County Plat Commission.

Mr. Hunting replied that the County Plat Commission looked at access points and right-of-way needs in relation to County roads.

Commissioner Hark asked for clarification of the location of Outlot F.

Mr. Hunting replied that Outlot F was the property north of Amana Trail.

John Dietrich, representing Target Corporation, advised that Tom Lincoln from Kimley Horne was also available to answer any questions. Mr. Dietrich stated they were in agreement with the conditions listed in the revised staff report. They believe that having a clearly defined separate parcel will provide a greater opportunity for development.

Chair Bartholomew asked if the applicants were in agreement with all the conditions, including Condition 2 which was distributed tonight.

Mr. Dietrich replied in the affirmative.

Planning Commission Discussion

Chair Bartholomew stated he supported the request.

Planning Commission Recommendation

Motion by Commissioner Gooch, second by Commissioners Wippermann and Scales, to approve the request for a preliminary and final plat for a two-lot subdivision to be known as Argenta Hills 6th Addition, and a preliminary and final PUD Development Plan amendment to add an additional commercial lot to the Argenta Hills PUD, for the property located at 7841 Amana Trail, with the 37 conditions as stated.

Motion carried (8/0). This item goes to the City Council on November 26, 2012.

OTHER BUSINESS

Chair Bartholomew suggested that officer elections be held at a December 2012 Planning Commission meeting.

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 7:15 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary