

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Wednesday, November 7, 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

Commissioners Absent: Annette Maggi (excused)
Dennis Wippermann (excused)
Victoria Elsmore (excused)

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the October 16, 2012 meeting were approved as submitted.

TRU SEAL AMERICA LLC – CASE NO. 12-33CA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit amendment to construct a 1,680 square foot structure and amend the approved site plan for the property located at 11278 Rich Valley Boulevard. 7 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant would like to amend the existing conditional use permit on the property to allow for a 1,680 square foot structure and to amend the approved site plan. In 2011 the previous owner received a conditional use permit to allow outdoor vehicle and material storage. They made several improvements to the site; however, they are now looking to sell it to another party. The conditional use permit would be for a contractor's yard with open storage. Staff recommends approval of the request as presented.

Chair Bartholomew asked for clarification regarding a statement from Engineering regarding the applicant's escrow.

Mr. Hunting advised Engineering was simply advising that the improvements were complete and therefore the City was working with the applicant to release any remaining escrow money.

Commissioner Lissarrague asked if there was currently a house on the property.

Mr. Hunting replied that the house on the property had burned down; however, there was a quonset hut remaining.

Commissioner Simon noted there was also a boarded up structure on the property.

Opening of Public Hearing

John DeVries, 18871 – 88th Avenue N, Maple Grove, representing the applicant, stated they planned to make improvements to the existing boarded up garage. The applicants planned to use the existing quonset hut to store equipment and the proposed building would be used as a heated shop.

Commissioner Simon asked if there were any impervious coverage issues.

Mr. Hunting replied there was not.

Commissioner Lissarrague asked what type of heating system was being proposed.

Mr. Devries replied propane.

Chair Bartholomew asked if the applicant was agreeable with the conditions listed in the report, particularly Condition 7.

Mr. DeVries replied in the affirmative.

Commissioner Simon asked if there would be any retail sales.

Mr. DeVries replied there would not.

Planning Commission Discussion

Chair Bartholomew stated he supported the request.

Commissioner Gooch stated the property was greatly improved by the previous owner.

Planning Commission Recommendation

Motion by Commissioner Gooch, second by Commissioner Simon, to approve the request for a conditional use permit amendment to construct a 1,680 square foot structure and amend the approved site plan, for the property located at 11278 Rich Valley Boulevard, with the eight conditions listed in the report.

Motion carried (6/0). This item goes to the City Council on November 26, 2012.

OTHER BUSINESS

Commissioner Simon asked what the status was on the AT & T application that was tabled at the October 16 meeting.

Mr. Hunting replied the applicant was still waiting for the owner's signature but they expect it to be on the next Planning Commission agenda.

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 7:10 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary