

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, March 19, 2013 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Acting Chair Wippermann called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Armando Lissarrague
Tony Scales
Dennis Wippermann
Victoria Elsmore
Bill Klein

Commissioners Absent: Annette Maggi (excused)
Paul Hark (excused)
Harold Gooch (excused)
Pat Simon (excused)

Others Present: Allan Hunting, City Planner
Heather Botten, Associate Planner

APPROVAL OF MINUTES

Motion by Commissioner Elsmore, second by Commissioner Lissarrague, to approve the minutes from the February 19, 2013 Planning Commission meeting.

Motion carried (4/0 with 1 abstention – Klein).

AT & T MOBILITY – CASE NO. 12-29CA

Reading of Notice

Commissioner Scales 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

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is proposing to amend the existing CUP on the property to allow for a 240 square foot equipment shelter. The structure would be located inside the lease area, but outside of the existing fenced compound; therefore triggering the CUP amendment. AT & T would also be adding antennas to the existing tower, as well as expanding the gravel drive area. The access would remain off of College Trail, and the applicant has agreed to pave a portion of the existing gravel drive to prevent erosion. The applicant is working with the City's Engineering Department on stormwater and grading requirements. Staff recommends approval of the request with the conditions listed in the report, with a modification to Condition 3 to change the street name from Carmen Avenue to College Trail. Staff received a general inquiry from one resident.

Commissioner Klein asked if this lease agreement generated income for the City.

Ms. Botten replied it did not as it was not on City property.

Chair Wippermann asked if AT & T owned the existing building on the site.

Ms. Botten replied they did not. Ms. Botten showed where the new building would be located, stating it would be closer to Cahill and smaller than the existing building.

Commissioner Klein noted the building would be on top of a hill.

Opening of Public Hearing

Mark Hemstreet, Insite Inc., 3333 Charleston Drive, Woodbury, stated that AT & T was working with the City to provide a stormwater plan and any other necessary modifications to the site.

Chair Wippermann asked what the building would look like.

Mr. Hemstreet replied it would be approximately 12' x 20' in size and would likely have brown aggregate siding.

Motion by Commissioner Klein, second by Commissioner Lissarrague, to close the public hearing.

Motion carried (5/0).

Planning Commission Recommendation

Motion by Commissioner Klein, second by Commissioner Scales, to approve 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, with the conditions as listed, and the recommended change to Condition 3.

Motion carried (5/0). This item goes to the City Council on April 8, 2013.

PULTE HOMES – CASE NO. 13-05S

Reading of Notice

Commissioner Scales read the public hearing notice to consider the request for a preliminary and final plat for a two lot single-family subdivision to be known as Summit Pines 2nd Addition, for the property located at 8706 Crismon Way. 8 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is requesting to replat the original homestead of Summit Pines subdivision into two lots. Each proposed lot exceeds the minimum lot size and width requirements. Staff is recommending that both lots access via Crismon Way and that they be prohibited from accessing onto Inver Grove Trail. Staff recommends approval of the request with the conditions listed in the report.

Opening of Public Hearing

Chad Onsgard, Pulte Homes, 14136 Atwood Court, Rosemount, stated they have had twelve sales in Summit Pines subdivision and are requesting another lot. He stated they agree with the conditions listed in the report.

Motion by Commissioner Klein, second by Commissioner Elsmore, to close the public hearing.

Motion carried (5/0).

Planning Commission Recommendation

Motion by Commissioner Elsmore, second by Commissioner Klein, to approve the request for a preliminary and final plat for a two lot single-family subdivision to be known as Summit Pines 2nd

Addition, for the property located at 8706 Crismon Way, with the conditions listed in the report.

Motion carried (5/0). This item goes to the City Council on April 8, 2013.

ADJOURNMENT

The meeting was adjourned by unanimous vote at 7:17 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary