

## PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, July 2, 2013 – 7:00 p.m.  
City Hall Chambers - 8150 Barbara Avenue

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

Commissioners Present: Armando Lissarrague  
Tony Scales  
Dennis Wippermann  
Paul Hark  
Pat Simon  
Bill Klein  
Annette Maggi  
Harold Gooch

Commissioners Absent: Victoria Elsmore (excused)

Others Present: Heather Botten, Associate Planner

### **APPROVAL OF MINUTES**

The minutes from the June 18, 2013 Planning Commission meeting were approved as submitted.

### **BEVERLY ANDERSON – CASE NO. 13-25W**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a waiver of plat to subdivide the property located at 7070 Bester Avenue into two lots. 7 notices were mailed.

#### **Presentation of Request**

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the property is zoned R-1C and currently has one single family home with a detached garage on it. The waiver of plat consists of dividing the one acre parcel into two separate parcels. Parcel A, consisting of the existing home, would be .60 acres in size and 124 feet in width, and Parcel B would be .40 acres in size and 85 feet in width. Staff recommends approval of the request with the six conditions listed in Alternative A. Ms. Botten advised that staff had not heard from any of the abutting property owners.

Chair Hark asked what the lot width was of the three abutting properties to the east.

Ms. Botten replied they appeared to be approximately 85 feet wide.

Commissioner Maggi asked if the proposed lots complied with the setback standards.

Ms. Botten replied in the affirmative, stating Parcel A also complied with the impervious surface maximum.

Commissioner Gooch asked for clarification of the proposed sewer lines.

Ms. Botten replied that the proposed parcels would connect to the existing sewer line running down Bester Avenue.

**Opening of Public Hearing**

Beverly Anderson, 7070 Bester Avenue, stated she was available to answer any questions.

Chair Hark asked the applicant if she understood the staff recommendations and agreed with the conditions listed in the report.

Ms. Anderson replied in the affirmative.

At Commissioner Simon's request, Ms. Anderson pointed out the current location of the drainfield, well and septic.

Chair Hark closed the public hearing.

**Planning Commission Recommendation**

Motion by Commissioner Klein, second by Commissioner Wippermann, to approve the request for a waiver of plat to subdivide the property located at 7070 Bester Avenue into two lots.

Motion carried (8/0). This item goes to the City Council on July 22, 2013.

The meeting was adjourned by unanimous vote at 7:08 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary