

## **PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS**

Tuesday, August 20, 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  
Paul Hark  
Pat Simon  
Dennis Wippermann  
Annette Maggi  
Victoria Elsmore (arrived at 7:04)  
Harold Gooch  
Tony Scales

Commissioners Absent: Bill Klein (excused)

Others Present: Allan Hunting, City Planner

### **APPROVAL OF MINUTES**

The minutes from the August 7, 2013 Planning Commission meeting were approved as submitted.

### **FLINT HILLS RESOURCES PINE BEND LLC – CASE NO. 13-41PR**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a major site plan review to construct a three-story office building, along with other property improvements, and a variance from the minimum parking requirements for an office building, for the property located at 3134 – 117<sup>th</sup> Street. 7 notices were mailed.

Chair Hark advised that staff has requested this item be tabled so that additional review of traffic generation can be conducted.

Motion by Commissioner Simon, second by Commissioner Wippermann, to table until September 3, 2013 the request for a major site plan review to construct a three-story office building, along with other property improvements, and a variance from the minimum parking requirements for an office building, for the property located at 3134 – 117<sup>th</sup> Street.

Motion carried (7/0).

### **JAMES KAMISH – CASE NO. 13-19VAC**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a vacation of certain public drainage and utility easements within the plat of Dawn Way Ridge, for the property located at 4045 – 60<sup>th</sup> Street and 4046 – 60<sup>th</sup> Street. 17 notices were mailed.

Commissioner Elsmore arrived at the meeting.

#### **Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. He stated the

applicant is proposing to move a lot line between two existing lots they own. This process can be handled administratively. As part of moving the lot line; however, the existing perimeter drainage and utility easements need to be vacated and new easements dedicated along the new lot boundary. A ten foot easement will be dedicated along the new boundary between Parcel A and B (five feet on either side of the line). Staff recommends approval of the request.

Commissioner Simon questioned if Parcel B would be buildable considering the steep topography.

Mr. Hunting replied it was buildable but would require a custom grading agreement.

Commissioner Simon questioned if the proposed lot line adjustment would make it even more difficult to build on.

Mr. Hunting replied it would not as the home would likely be built closer to the road.

**Opening of Public Hearing**

June Kamish, 4046 – 60<sup>th</sup> Street, advised she was available to answer any questions.

Commissioner Simon asked if the existing fire pit on Parcel B would now be on Parcel A.

Ms. Kamish replied in the affirmative.

Chair Hark closed the public hearing.

**Planning Commission Recommendation**

Motion by Commissioner Gooch, second by Commissioner Simon, to approve the request for a vacation of certain public drainage and utility easements within the plat of Dawn Way Ridge, for the property located at 4045 – 60<sup>th</sup> Street and 4046 – 60<sup>th</sup> Street, with the two conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on September 9, 2013.

The meeting was adjourned by unanimous vote at 7:10 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary