INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA

TUESDAY, OCTOBER 1, 2013 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR SEPTEMBER 17, 2013.

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 BRUCE CORDS - CASE NO. 13-47VAC

Consider CONTINUING the request for a **Vacation and Rededication** of certain drainage and utility easements due to a lot boundary adjustment. This request is for the property located at 2893 – 96th Street.

Planning Commission Action _____

3.02 DARREN AAMOT – CASE NO. 13-44C

Consider a **Conditional Use Permit** to allow sheet metal siding on an accessory building. This request is for the property located at 1985 – 102nd Street.

Planning Commission Action _____

3.03 DAN VUJOVICH - CASE NO. 13-48C

Consider a **Conditional Use Permit** to exceed the maximum impervious surface allowed on a residential lot. This request is for the property located at 9209 Chapman Ct.

Planning Commission Action _____

3.04 RICHARD LAMETTRY – CASE NO. 13-17C

Consider a **Conditional Use Permit** to allow an automobile and off highway vehicle sales lot for the property located at 4700 South Robert Trail.

Planning Commission Action _____

4. OTHER BUSINESS

5. ADJOURN

This document is available upon 3 business day request in alternate formats such as Braille, large print, audio recording, etc. Please contact Kim Fox at 651.450.2545 or kfox@invergroveheights.org

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, September 17, 2013 – 7:00 p.m.
City Council 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 Victoria Elsmore Tony Scales
Commissioners Absent:	Bill Klein (excused) Annette Maggi (excused) Harold Gooch (excused)
Others Present:	Tom Link, Community Development Director Allan Hunting, City Planner Heather Botten, Associate Planner

APPROVAL OF MINUTES

The minutes from the August 20, 2013 Planning Commission meeting were approved as submitted.

160 INVESTMENTS (ARGENTA HILLS 8TH ADDITION) – CASE NO. 13-23PUD AND 13-40PUD

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a preliminary and final plat approval of Argenta Hills 8th Addition, a preliminary PUD Development Plan Amendment for the Argenta Hills PUD and Final PUD Development Plan for Argenta Hills 8th Addition, and a vacation of certain drainage and utility easements within the plat of Argenta Hills 7th Addition, Argenta Hills 5th Addition, and Argenta Hills, for property located north of Amana Trail and west of Addison Court. 29 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the application consists of a final plat and final PUD, as well as amended preliminary PUD development plan and plat for the eighth phase of residential development in the Argenta Hills PUD. Changes to the design were a result of a desire to reduce grading for the larger custom lots and adding a through street as required by Dakota County. A private street is being proposed for the custom graded lots; the larger lots can then be shifted westerly due to the reduced width needed for the private road easement. The final design of Outlot I will be determined once the Highway 55/Argenta Trail intersection is designed. The final plat consists of 38 lots and 10 outlots. Some of the outlots will be for future development, with the remainder either being designated as permanent open space or given to the City as part of the stormwater management plan. The applicant is also requesting flexibility from the maximum driveway width requirement in order to provide for standard three car garage driveways without installing pervious pavement. The additional impervious surface would be addressed in the stormwater design. They are also requesting to exceed the maximum driveway length for four of the lots as well as reduced setbacks for some of the corner lots. Staff supports the flexibility requests. As part of the platting, there are left over easements from previous phases that need to be vacated since they are either no longer

necessary or are overlapping. These easements should be vacated as new easements are dedicated on newer plats. Staff recommends approval of the requests with the conditions listed in the report.

Greg Graske, Emmons & Olivier, 651 Hale Avenue N, Oakdale, provided an overview of the proposed storage basins and infiltration network.

Chair Hark asked for clarification of the five year volume control standards and what it would mean to the neighborhood.

Mr. Graske replied the applicants cannot increase the volumes to the five year storm event. The applicant is proposing the larger SP 15 East basin in order to achieve that, as well as the use of other smaller basins.

Commissioner Simon stated the maps in the packet did not reference SP 15 East and she asked on which outlots the various stormwater ponds were located.

Mr. Graske advised that SP 15 East would be on Outlot G, the proposed SP 15 North would be on Outlot A, and SP 15 South would be located on Outlot H. These would replace the impacts that occurred due to Amana Trail and the north-south collector road.

Commissioner Wippermann asked for details of the proposed irrigation system.

Mr. Graske stated they were only in the preliminary design stage, but essentially it would consist of an intake structure and pumps which would deliver to designated areas.

Commissioner Wippermann asked if it involved underground storage.

Mr. Graske replied it did not but there would be storage in the basin.

Chair Hark asked how the system was activated.

Mr. Graske replied they had not finalized the details of the design yet, but typically it would be set to irrigate every other day or once the water reached a certain level.

Commissioner Wippermann asked who would maintain the basins.

Mr. Hunting replied they would be maintained by the Homeowners Association.

Chair Hark asked for clarification of Condition 8 requiring that Addisen Path be provided with a temporary turnaround or be continued out to Amana Trail.

Mr. Hunting replied that he believed the Fire Marshal got the street names mixed up and that he was actually referring to the private road rather than Addisen Path. He pointed out the existing hammerhead turnaround on the private road, stating that condition had been met.

Commissioner Wippermann questioned the rationale for the proposed road being private rather than public.

Mr. Hunting replied that by reducing the right-of-way area they could reduce the road width and move the proposed homes westerly. This would reduce grading, retain as much open space as possible, and maximize the number of homes so as to keep the lot count as close as possible to what was approved.

Commissioner Wippermann stated it appeared as if only the small east-west segment was less than 28 feet wide. Therefore, he questioned why they did not add eight feet and have a public road, especially since the abutting lots were larger in size.

Commissioner Simon asked if the reference to 'townhomes' should be eliminated from Condition No. 20.

Mr. Hunting agreed that that reference could be removed.

Commissioner Simon advised that 'townhomes' were also referenced on page 5 of the Resolution. She questioned a statement on Page 4 of the report referring to this as the final phase of residential development in the PUD, stating future residential development was planned for Outlot I.

Mr. Hunting stated that was an oversight as Outlot I would be the final phase of residential development.

Commissioner Simon questioned why the packet did not include the letter from EOR regarding storm water management.

Mr. Hunting stated he could get Commissioners a copy of that letter; however, it was intentionally left out because of it was extremely technical and staff felt the City Engineer's memo provided enough information.

Commissioner Simon noted that Tom Kaldunski stated in his memo that City Council should consider approving the preliminary plat; however, the Planning Commission was being asked to vote on both the preliminary and final plat.

Mr. Hunting stated they have worked through all the major issues and Mr. Kaldunski is recommending approval of both the preliminary and final plat.

Opening of Public Hearing

Jacob Fick, 16972 Brandtjen Farm Drive, Lakeville, 160 Investments, advised he was available to answer any questions.

Chair Hark asked if the applicant understood the report and agreed with the conditions of approval.

Mr. Fick replied in the affirmative. He explained that they have worked extensively with staff and EOR to revise their plan to accommodate the road changes required by the County. He advised they plan to have two home products in the 8th Addition, including a continuation of the Robert Thomas Homes product as well as a larger lot, custom single-family home product off the private drive. In regard to the private road, Mr. Fick advised that the right-of-way would add 14-16 feet of width to the road and would push everything out that much further. The private road allows them to bring everything closer as well as catch the slope without having to clear out all the open space. They will also be removing one old house and relocating two driveways that currently exit out through Argenta Hills 2nd, 3rd and 4th Additions. Those homeowners will now exit out through the 76th Street cul-de-sac. The intention is to put in a stormwater irrigation system with a pump and a draw pipe which exits out into an irrigation system. Their intent is to broadcast into the disturb and undisturbed open spaces where they will have replanting, re-vegetation, and reforestation taking place. It will ultimately be maintained and owned by the Homeowners Association. There will be a sub-association that will also own and maintain the private street.

Chair Hark asked if the City would plow the private roads for a fee.

Mr. Hunting replied they would not; all maintenance would be handled by the Association.

Mr. Fick advised that every lot in Argenta Hills was sold. They have worked with City staff in regard to neighborhood drainage concerns; many of which focus around the driveway that currently exits out through the site. That driveway will be removed, seeded, and rerouted which should resolve any issues.

Commissioner Simon asked if they were proposing two 40 foot driveways and two 35 foot driveways for Lots 6-9, Block 3.

Mr. Fick replied in the affirmative.

Commissioner Simon asked if the driveways would be sloped down towards the homes.

Mr. Fick replied in the affirmative. He added that they will be required to correct the soils prior to selling the lots.

Commissioner Simon asked how they would delineate the undisturbed areas once they were done.

Mr. Fick replied they would mark the undisturbed and disturbed open space with corner markers.

Commissioner Simon asked if there would be language included in the property deed as well.

Mr. Hunting replied in the affirmative, stating documents for the disturbed and undisturbed areas would be recorded with the County and would fall in the chain of title.

Commissioner Simon asked if a representative from the Homeowners Association was present.

An unknown member from the audience advised that the Homeowners Association had not yet been established.

Commissioner Simon asked when the Association would be created.

Mr. Fick replied either at 75% build-out or 10 years. This plat should trigger the establishment of an Association.

Wayne Waslaski, 7515 Auburn Lane, Argenta Hills 4th Addition, asked what the status was of the trails that were originally planned to be part of the development.

Mr. Hunting presented a diagram of the general alignment of the proposed trail segment.

Mr. Fick stated their intent was to create a natural trail meandering through the open space in 2014. The trails tying Alpine Court to the 5th and 7th Additions would be paved yet this year.

Mr. Waslaski stated they were having drainage issues and asked how the slope would be handled and what vegetation would be added in regard to removal of the driveway.

Mr. Fick agreed that water was coming off the hill and running down the temporary Edgerton driveway. To correct that situation driveway drainage from the top of the hill will be diverted into the ravine. They will be installing a new storm sewer pipe as well as a series of local infiltration basins.

Chair Hark stated he was concerned about the water issue, and asked if staff was comfortable with the proposed plan.

Mr. Hunting replied in the affirmative, stating EOR was comfortable as well.

Steve Dodge, Assistant City Engineer, stated the Engineering staff feels very comfortable with the methods and approaches being proposed to try to maintain the stormwater flow to this area. They have worked with the neighborhood and have been able to make alterations to the plan that will hopefully resolve some of their concerns. He discussed the various methods being proposed, including grading, a pipe system, rain gardens, and requiring that the slope be armored.

Chair Hark asked how much rain this system could handle.

Mr. Dodge replied typically they design for a 10 year storm for general storm sewer; however, they put additional mechanisms in place in case of a really big event.

John Joseph, 7541 Auburn Court, asked the applicant to address the Pilhofer driveway which has been causing water issues in the back yards of his neighborhood.

Mr. Fick replied the process being used for the Edgerton driveway will be used for the Pilhofer driveway as well. The property will be graded to swale the water away from the houses, and they will use a pipe system as well as catch basins.

Mr. Joseph stated an average thunderstorm will cause water issues in the back yards of his neighbors who live on the south side of the driveway and he is concerned they will continue to have water problems.

Mr. Fick stated when the Edgerton driveway is removed they can accentuate the drainage pattern and focus it away from the back yards.

Commissioner Lissarrague asked how much rain could come down before the neighbors should worry.

Mr. Fick stated the homes would be protected even in a 500 year storm.

Wade Brost, 7527 Auburn Court, asked whose responsibility it was to remove the driveway going through the 4th Addition and when would it be done.

Mr. Fick replied it was the responsibility of 160 Investments and it was their intent to remove it yet this fall.

Mr. Joseph asked if the Edgerton driveway and berm would be removed, and he asked for clarification of the proposed reforestation.

Mr. Fick replied the existing asphalt, gravel, and black dirt berm would be removed from the temporary driveway. In regard to reforestation, he stated he could not provide specific numbers and species at this point.

Chair Hark closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Lissarrague, to approve the request for

a preliminary and final plat approval of Argenta Hills 8th Addition, a preliminary PUD Development Plan Amendment for the Argenta Hills PUD and Final PUD Development Plan for Argenta Hills 8th Addition, and a vacation of certain drainage and utility easements within the plat of Argenta Hills 7th Addition, Argenta Hills 5th Addition, and Argenta Hills, for property located north of Amana Trail and west of Addison Court.

Commissioner Wippermann stated he has voted no on previous phases of this development and would do so on this request as well. His concerns were the small lot sizes and the five foot side yard setbacks. He feels the small setbacks are a potential safety issue, do not allow for landscaping on the side, give the appearance of being row houses, and could potentially create increased variance requests.

Chair Hark stated he was concerned about the stormwater runoff but felt that staff, the applicant, and the consultant provided good answers to the neighbors' concerns.

Commissioner Simon stated she would be voting in favor of this request; however, she agreed with Commissioner Wippermann's concerns regarding the setbacks and smaller lot sizes. She added that she would have a hard time continuing to grant variances in the future.

Motion carried (6/1 – Wippermann). This item goes to the City Council on September 23, 2013.

MG INVER GROVE LLC – CASE NO. 13-43CZA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for an ordinance amendment to Title 10 of the City Code (Zoning Ordinance) to conditionally allow veterinary clinics with small animals in the B-4 zoning district, and a conditional use permit for a veterinary clinic to be located at Lot 3, Block 1, Argenta Hills. 1 notice was mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the owners of the commercial buildings next to Target are looking at leasing one of the existing spaces for a specialty veterinary clinic. The zoning of the property is B-4. Veterinary clinics are allowed by conditional use in the B-1, B-2 and B-3 zoning districts, but not B-4. In staff's opinion, a veterinary clinic would function in the B-4 district as well. Staff has not included any special conditions for the CUP, but the Planning Commission may recommend additional conditions if deemed necessary. Staff recommends approval of the requests.

Commissioner Simon asked if the ordinance amendment was specific to this particular shopping center.

Mr. Hunting replied it would address all B-4.

Commissioner Simon asked if any veterinary clinics would then be allowed, regardless of size, number of animals, overnight stays, etc.

Mr. Hunting replied because it would be allowed by CUP, the Planning Commission would have the opportunity to review each request individually and recommend specific conditions if deemed necessary.

Commissioner Wippermann stated he supported the request, but suggested adding a condition that exterior dog runs be prohibited.

Opening of Public Hearing

Greg Munson, MG Inver Grove, 2737 Fairview Ave N, St. Paul, advised he was available to answer any questions.

Chair Hark asked if the applicant understood the report and was in agreement with the conditions.

Mr. Munson replied in the affirmative. He stated the proposed specialty clinic is renowned in veterinary dermatology, works closely with local animal hospitals, and would be a new business to the City. The relationship came to be as a result of a Progress Plus Broker's Tour.

Chair Hark asked if the potential for dog waste outside the building should be addressed.

Mr. Munson replied there were already a number of neighborhood pets using the undeveloped portion of the site and the main street as a walking area. Their management team pays close attention to this as there is pet waste already. He feels that having the veterinary clinic staff addressing this as well will actually be helpful.

Commissioner Lissarrague asked if there would be an outdoor pet relief area.

Mr. Munson replied the existing landscaped boulevards would be more than adequate to accommodate those needs. He added they have no desire to request a site plan modification to make any external dog runs.

Commissioner Elsmore asked if the applicants were planning to use the entire building.

Mr. Munson replied they would be using only one of the six suites in Building I.

Commissioner Wippermann questioned where customers would park to get to the main entrance of the buildings.

Mr. Munson replied they would park in the adjoining parking lots which have ADA accessibility and a connecting sidewalk.

Commissioner Wippermann asked if there was any parking allowed in the front of the building.

Mr. Munson replied there was not.

Commissioner Elsmore asked the business owner to come to the podium.

Nicole Heinrich, a veterinary dermatologist, and Amy Haarstad, a veterinary dermatologist in-training, advised they worked for McKeever Dermatology, 7723 Flying Cloud Drive, Eden Prairie.

Commissioner Elsmore asked them to explain the services they provide.

Ms. Heinrich explained they specialize in advanced skin-related infections and diseases and do not do general veterinary care.

Commissioner Elsmore asked how many animals they would typically see in a week.

Ms. Heinrich replied approximately 20-30 a week.

Chair Hark closed the public hearing.

Planning Commission Discussion
Chair Hark stated he supported the request and hoped this would stimulate the remainder of the development.

Planning Commission Recommendation
Motion by Commissioner Elsmore, second by Commissioner Simon, to approve the request for an ordinance amendment to Title 10 of the City Code (Zoning Ordinance) to conditionally allow veterinary clinics with small animals in the B-4 zoning district, and a conditional use permit for a veterinary clinic to be located at Lot 3, Block 1, Argenta Hills, **with an additional condition prohibiting exterior dog runs.**

Motion carried (6/0).

LARY SKOW – CASE NO. 13-45DCA

Reading of Notice
Commissioner Simon read the public hearing notice to consider the request for an amendment to the development contract for Shamrock Oaks to allow more than 5,000 square feet of impervious surface for Lot 2, Block 1 Shamrock Oaks, and an amendment to Resolution 06-61 approving the preliminary plat for Shamrock Oaks to allow more than 5,000 square feet of impervious surface, for Lot 2, Block 1 of Shamrock Oaks, for the property located at 2143 – 94th Court. 27 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 E-1 and is 2.5 acres in size. Per a condition of plat approval, this development was limited to 5,000 square feet of impervious surface. The applicant is requesting an amendment to this condition to exceed the allowed impervious surface to construct a new house, driveway and some extra impervious surface for future additions to the property. The applicant is requesting that 10,000 square feet of impervious surface be allowed on the property. Staff has determined that exceeding the 5,000 square foot maximum requirement would require an amendment to the development contract and resolution of approval, and they would also be required to follow the same conditions as obtaining a CUP to exceed impervious surface. The Engineering Department has reviewed the plans and are working with the applicant on stormwater and grading requirements. Staff recommends approval of the request with the four conditions listed in the report. Staff heard from one abutting property owner who had some general inquiries and stated he may want to do something similar with his property.

Commissioner Wippermann questioned why this area was allowed only 5,000 square feet of impervious surface while other similar sized lots in the City were allowed up to 15%.

Ms. Botten replied this subdivision was approved prior to the establishment of the current impervious surface table, and at the time there was some neighborhood concern in regard to impervious surface. Today's code would allow up to 15% of impervious surface, but since the development contract limits this subdivision that takes precedent over our zoning code.

Commissioner Wippermann asked why they would not go with 15% rather than 10,000 square feet.

Ms. Botten replied the Planning Commission could approve 15%; however, the applicant was only asking for an additional 5,000 square feet. She noted the applicant would have to treat any impervious surface over 5,000 square feet.

Opening of Public Hearing
Lary Skow, 7567 Banning Way, advised he was available to answer any questions.

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

Mr. Skow replied in the affirmative.

Commissioner Wippermann noted there was a significant drop in elevation on the lot.

Mr. Skow agreed that the lot was challenging, stating the proposed stormwater pond would not only catch runoff but would also provide fill to help build up the proposed building pad.

Chair Hark closed the public hearing.

Planning Commission Recommendation
Motion by Commissioner Scales, second by Commissioner Wippermann, to approve an amendment to the development contract for Shamrock Oaks to allow more than 5,000 square feet of impervious surface for Lot 2, Block 1 Shamrock Oaks, and an amendment to Resolution 06-61 approving the preliminary plat for Shamrock Oaks to allow more than 5,000 square feet of impervious surface, for Lot 2, Block 1 of Shamrock Oaks, for the property located at 2143 – 94th Court, with the conditions listed in the report.

Motion carried (7/0). This item goes to the City Council on October 14, 2013.

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

Reading of Notice
Chair Hark noted that the public hearing notice was read at the August 20, 2013 Planning Commission meeting.

Presentation of Request
Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that Flint Hills is proposing to construct a three level office building and a 547 stall parking lot south of the existing administration building located along 117th Street. The request requires a major site plan review for the development. The applicant will be combining two lots for a total lot size of 48.32 acres. The lot consolidation will be done administratively. The proposed building would utilize the existing private drive onto 117th Street. Flint Hills is estimating there will be an additional 300 vehicles per day using that access point; therefore the applicant will be conducting a traffic study to determine the impacts of the project on the 117th intersection and on the 117th and Highway 52 intersection. The applicant will be responsible for the improvements done along 117th Street for the benefit of Flint Hills. The City of Rosemount will also need to approve the drainage directed into their community. Staff recommends approval of the request with the 15 conditions listed in the report.

Chair Hark noted that the nearest residential property was quite a distance from the subject property.

Opening of Public Hearing
Don Kern, Facility Manager for Flint Hills Resources, advised he was available to answer any questions.

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

Mr. Kern replied in the affirmative.

Commissioner Wippermann asked if new or existing employees would be using the proposed building.

Mr. Kern replied a combination both. He stated 150 employees would be relocated from other buildings and as many as 300 new employees would be joining them as well.

Commissioner Scales stated he realized the need for additional space as his wife's office at Flint Hills was actually a closet.

Chair Hark closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Wippermann, to approve the request for a major site plan review to construct a three-story office building, along with other property improvements, for the property located at 3134 – 117th Street, with the conditions listed in the report.

Motion carried (7/0). This item goes to the City Council on September 23, 2013.

The meeting was adjourned by unanimous vote at 8:45 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

DRAFT

PLANNING REPORT
CITY OF INVER GROVE HEIGHTS

REPORT DATE: September 26, 2013 **CASE NO.:** 13-44C

HEARING DATE: October 1, 2013

APPLICANT AND PROPERTY OWNER: Darren Aamot

REQUEST: A conditional use permit to allow sheet metal siding on an accessory building.

LOCATION: 1985 – 102nd Street

COMP PLAN: RDR, Rural Density Residential

ZONING: E-1, Estate Residential

REVIEWING DIVISIONS: Planning **PREPARED BY:** Heather Botten
Associate Planner

BACKGROUND

The applicant would like to construct a 972 square foot, sheet metal accessory building on his property. The applicants' property is 2.5 acres in size and zoned E-1, Estate Residential. City Code allows property in the A or E-1 districts, 2.5 acres – 5 acres in size, one detached accessory building up to 1,600 square feet. Sheet metal siding is allowed on buildings in the A and E-1 zoning districts by conditional use permit (CUP).

The accessory building would be in compliance with setbacks and impervious surface standards. The closest neighboring home would be over 250 feet away from the accessory building. The property is wooded with some topography changes. There is also a land locked stormwater basin on the property.

SPECIFIC REQUEST

The following specific application is being requested:

A.) A **Conditional Use Permit** to allow sheet metal siding on an accessory building in the E-1, Estate Residential district.

SURROUNDING USES: The subject site is surrounded by the following uses:

North and West - Single-family; zoned E-1, Estate Residential; guided RDR, Rural Density Residential

East -	Single-family; zoned A, Agricultural; guided RDR, Rural Density Residential
South -	Rich Valley Park; zoned P, Public/Institutional; guided P, Park

EVALUATION OF REQUEST:

Conditional Use Permit Sheet metal siding on pole buildings is a conditionally permitted use in the rural districts. Two sets of zoning code review criteria apply to sheet metal pole buildings. The first set is specific to sheet metal sided accessory buildings. The second is a general set of criteria applicable to all conditional use permits.

Sheet Metal Siding CUP Criteria

Section 10-15-17 and 10-15-18 of the Zoning Regulations list criteria for accessory buildings.

1. *The sheet or corrugated steel or aluminum metal siding has a thickness of at least 29 gauge, and comes with a manufacturer's warranty of at least 20 years.*

   The applicant has stated the proposed building would meet these specifications.

2. *There shall be a minimum space of six (6) feet between the principal and accessory structure unless attached, and a minimum space of six (6) feet between all other accessory structures.*

   This criterion has been met. The building is proposed to be located over 30 feet from the principal building.

3. *Any detached accessory structure that exceeds a gross floor area of 1,000 square feet must have a minimum setback from all property lines of 50 feet.*

   This criterion has been met. The structure is less than 1,000 square feet in size and meets the setback criteria.

General CUP Criteria

Section 10-3A-5 of the Zoning Regulations lists criteria to be considered with all conditional use permit requests. The proposed request meets the Conditional Use Permit criteria relating to the Comprehensive Plan and zoning consistency, land use impacts such as setbacks, drainage, and aesthetics, environmental impacts, and public health and safety impacts.

The Comprehensive Plan recognizes the rural lot neighborhoods of the City as both residential and agricultural in nature. Accessory building with steel siding are common in some rural settings, including Inver Grove Heights rural neighborhoods. The abutting properties are all rural residential homes. The proposed building meets the minimum setback requirements.

Engineering

The Engineering Department has reviewed the plans and is working with the applicant on stormwater and grading requirements. Since the applicant's original submittal he has

reduced the size of his building and revised his plan based on staff comments. The applicant has a landlocked terminal basin in the middle of his property. Any grading or filling near the basin below the 866 contour would require a land alteration permit with the City. Engineering has made recommendations on conditions that are included at the end of this report.

ALTERNATIVES

The Planning Commission has the following alternatives available for the requested action:

A. **Approval** If the Planning Commission finds the requests to be acceptable, the Commission should recommend approval of the request with at least the following conditions:

- Approval of the **Conditional Use Permit** to allow sheet metal siding subject to the following conditions:

    1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
    2. The accessory structure shall not be used for commercial uses, storage related to a commercial use, or a home occupation.
    3. The sheet metal siding shall have a thickness of at least 29 gauge, and shall come with a manufacturer's warranty of at least 20 years.
    4. A grading and erosion control plan showing existing and proposed elevations along with erosion control features shall be required at the time of building permit application.
    5. The developer shall meet all the conditions outlined in the City Engineers review letter dated September 27, 2013 and subsequent correspondence.
    6. Any grading or filling activity below the 866 contour would require a land alteration permit. Additionally, the owner shall have a wetland delineation done to determine the high water line of the basin.

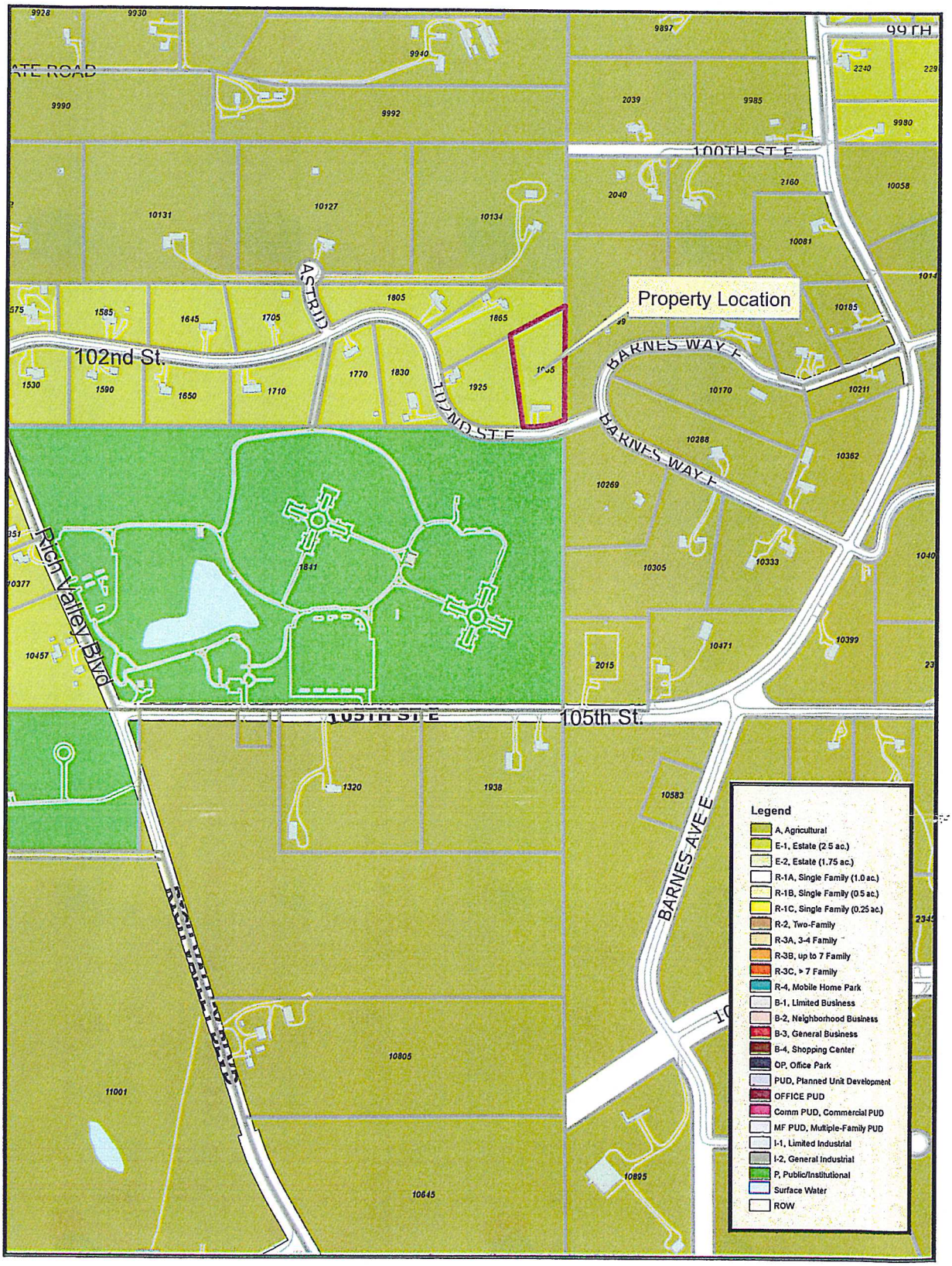
B. **Denial** If the Planning Commission does not favor the proposed applications or portions thereof, the above request or requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

A conditional use permit for sheet metal siding is being requested for an accessory building. Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the request.

Attachments: Exhibit A – Location/Zoning Map
Exhibit B -Site/ Grading Plan

20-36604-02-040
1985 - 102nd Street

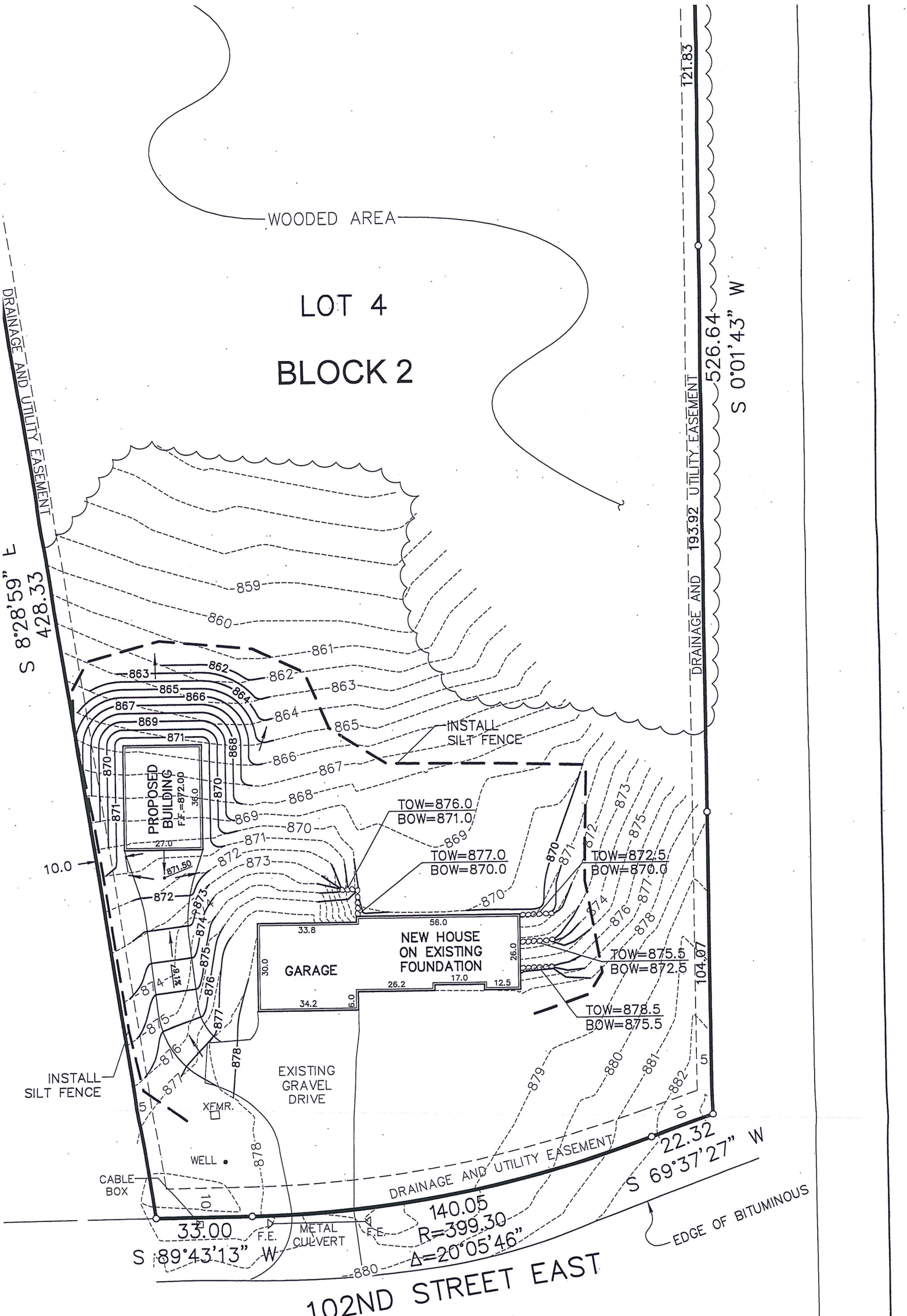


N

Map not to scale

Exhibit A

Zoning and Location Map



EXISTING CONDITIONS/ GRADING AND DRAINAGE PLAN

1985 102ND STREET E. INVER GROVE HEIGHTS, MN

SHEET NO.

C—1

1

Sep. 20, 13
213098

PLANNING REPORT
CITY OF INVER GROVE HEIGHTS

REPORT DATE: September 24, 2013 **CASE NO.:** 13-48C

HEARING DATE: October 1, 2013

APPLICANT & PROPERTY OWNER: Dan Vujovich

REQUEST: A **Conditional Use Permit** to allow additional impervious surface on a residential lot

LOCATION: 9209 Chapman Ct.

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1C, Single Family Residential

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is requesting a Conditional Use Permit to exceed the allowed impervious surface amount to construct a new 12' x 20' foot deck. Half of the deck would be covered with a 10' x 12' porch on the back of the house. The existing improvements on the lot exceed the allowed maximum impervious surface. Current impervious coverage on the lot is 4525 square feet. The new porch deck area would add an additional 240 square feet. The applicant is requesting a total of 300 square feet of impervious surface. Details of the impervious coverage are listed in the following chart.

	Square Feet	**Allowed Impervious Coverage (sq. ft)**
Lot Size	14,177	4,375
Existing Impervious Surface	4525	(over by 150)
Allowed additional impervious coverage by CUP	10% of lot area	1417
Proposed additional impervious surface	300	-
Total impervious coverage requested	4825	5792

SPECIFIC REQUEST

A **Conditional Use Permit** to allow additional impervious surface above the allowed maximum but within the additional 10% of lot area.

SURROUNDING USES:

The subject site is surrounded by the following uses:

Residential; zoned PUD, single-family; guided LDR, Low Density Residential

EVALUATION OF REQUEST:

GENERAL CUP CRITERIA

Section 10-3A-5 of the Zoning Regulations lists criteria to be considered with all conditional use permit requests. This criterion generally relates to the Comprehensive Plan and Zoning consistency, land use impacts such as setbacks, drainage, and aesthetics, environmental impacts, and public health and safety impacts.

The proposed conditional use permit meets the above criteria. The proposed deck meets the minimum setback requirements. The surrounding properties are all single-family residential homes. The deck addition would aesthetically fit in with the neighborhood. Additionally, the applicant has agreed to comply with the storm water treatment conditions, which help maintain the drainage and storm water runoff.

IMPERVIOUS SURFACE CUP CRITERIA

The zoning ordinance sets a maximum impervious surface allowed on each lot in the city based on lot size categories. Impervious surface can be increased by up to 10% of the lot area with a conditional use permit provided the following criteria are met:

a) A Storm Water Management System shall be constructed within the property that meets the Best Management Practices design criteria as set forth in the Northwest Area Ordinances and Storm Water Manual.
b) The Storm Water Management System and Grading Plan (including necessary details for construction, showing proper location, material, size, and grades) shall be approved by the Engineering Division prior to ground disturbance or installation of the facility.
c) The Storm Water Management System is considered a private system and the responsibility of maintenance is that of the owner.
d) The design of the facility shall provide storage and treatment for the 100-year event volume as it relates to the additional impervious surface being considered with a conditional use application.
e) A storm water facilities maintenance agreement shall be entered into between the applicant and City to address responsibilities and maintenance of the storm water system.
f) An escrow or fee, to be determined by the City Engineer, shall be submitted to the City with the Storm Water Management System submittal. The final amount and submittal process shall be determined by the City by the time the Owners are ready to submit the Storm Water Management System and Grading Plan. Surety shall be provided to ensure construction of the system according to the plans approved by the City Engineer.
g) The soils shall be tested to determine the infiltration capacity at and below the stormwater facility to ensure the stormwater management facility performs and

functions within the assumed design parameters. A three (3) foot separation shall be maintained from seasonal high water levels and the bottom of any facility.

ENGINEERING REVIEW

The Engineering Department has reviewed the plans and is working with the applicant on stormwater and grading requirements. The applicant is proposing to construct a rain garden directly behind the new deck area that is designed to treat 300 square feet of impervious surface.

Engineering has made recommendations on conditions that are included at the end of this report. The applicant shall continue to work with the City to secure final approval of the construction plans.

ALTERNATIVES

The Planning Commission has the following alternatives available for the requested action:

A. Approval If the Planning Commission finds the requests to be acceptable, the Commission should recommend approval of the request with at least the following conditions:

- Approval of the **Conditional Use Permit** to allow additional impervious surface subject to the following conditions:

    1. A storm water facilities maintenance agreement shall be prepared by the City Attorney and executed by both the City and the property owner to ensure long term maintenance of the facilities.

    2. Prior to any work being done on the site, an Engineering cash escrow and/or letter of credit shall be submitted to the City to ensure the proper construction of the improvements and to review the drainage modeling.

    3. The developer shall meet all the conditions outlined in the City Engineers review letters and subsequent correspondence.

    4. Any additional impervious surface, in excess of 4,825 square feet, would require additional City approvals and not included with this request.

    5. Prior to issuance of a building permit or construction of the additional impervious surface, a $1,500 construction escrow shall be submitted to ensure the storm water facility is built in accordance with the approved plans by July 1, 2014. The construction escrow will be released upon verification the storm water facility was completed per the revised plan.

B. **Denial** If the Planning Commission does not favor the proposed Conditional Use Permit, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

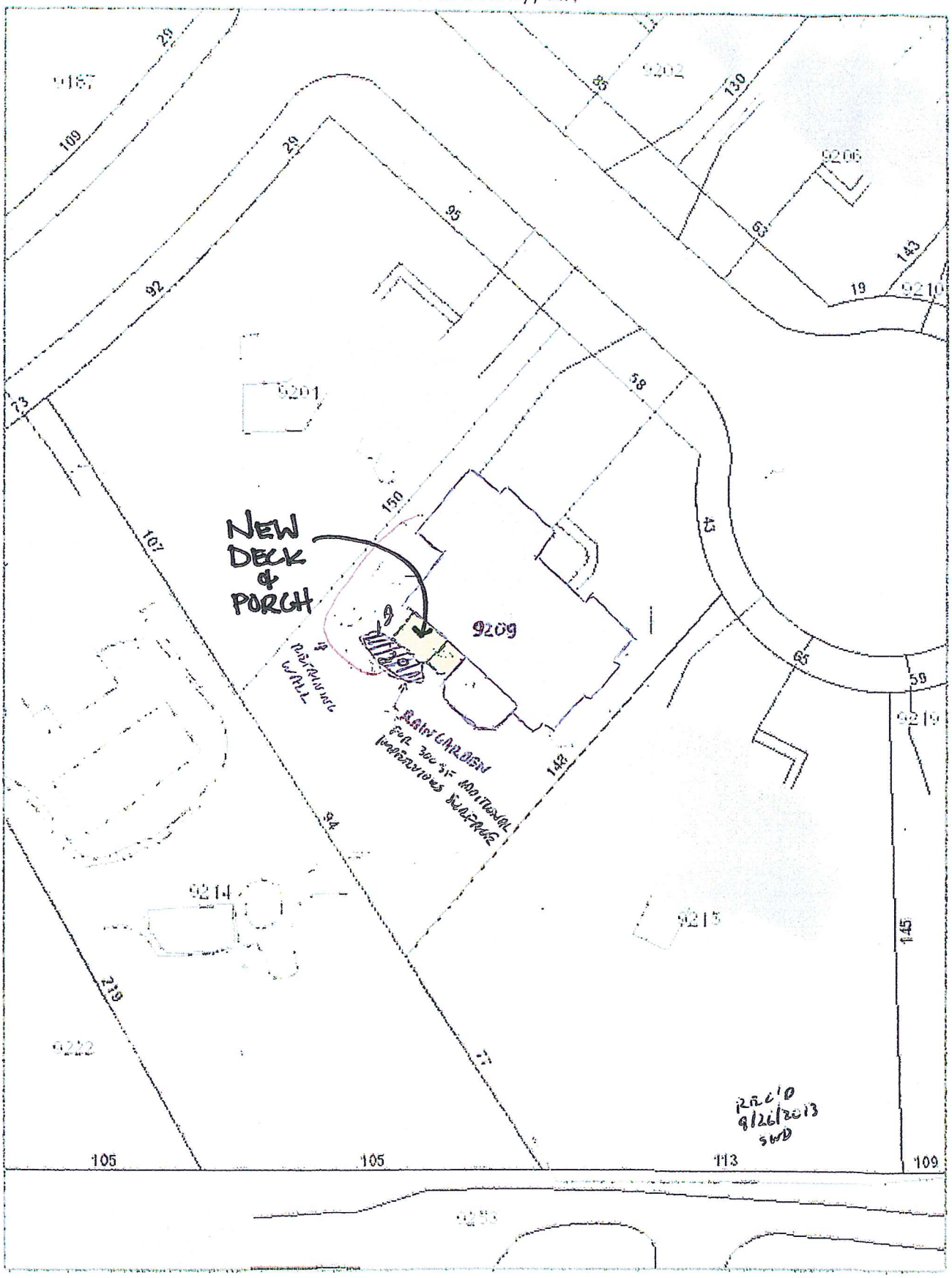
RECOMMENDATION

Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the conditional use permit.

Attachments: Exhibit A - Location Map
Exhibit B - Site Plan
Exhibit C - Engineering Memo dated 9/26/13

Location Map
Case No. 13-48C

Dakota County, MN



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification. Dakota County assumes no legal responsibility for the information contained in this data.

Map Scale
1 inch = 42 feet
8/14/2013

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

NAME: CHRISTIAN SOLTERMANN

SIGNATURE: C. Soltermann

DATE: _____ REG. NUMBER: 25085

MEMORANDUM

CITY OF INVER GROVE HEIGHTS

TO: Allan Hunting, City Planner

FROM: Steve W. Dodge, Assistant City Engineer SWD

DATE: September 26, 2013

RE: Planning Committee - Engineering Division Comments
Conditional Use Permit to Exceed Impervious Surface Allowance
Dan Vujovich
9209 Chapman Court

A Planning Committee meeting was held with the applicant. The following is a list of Engineering Division comments regarding the above referenced submittal:

1. The site is a 14,177 square foot single family lot which is allowed 35 percent, or 4375 square feet, of impervious surface. The current impervious surface amount is 4525 square feet and is grandfathered due to being installed prior to 2010. The owner is proposing to obtain a conditional use permit to add up to 300 square feet of impervious surface for a total of 4825 square feet. The request falls within the additional 10 percent allowed (5792 square feet) impervious surface with a conditional use permit (CUP) through the Planning Division.

2. The owner is seeking approval to build a roof over a deck built on the back of the house, plus additional impervious surface in the future, not to exceed 4825 total square feet of impervious surface on the lot.

3. A storm water management system shall be constructed to mitigate the increased volume of runoff from a 100-year storm from the 300 square feet of additional impervious surface. The system shall be constructed that meets the best management practices criteria as set forth in the northwest area ordinances and storm water manual.

4. The temporary erosion control and permanent storm water management plan should capture and route storm water runoff in a manner that does not adversely impact the adjoining or downstream properties.

5. The proposed storm water management system is considered a private system and the responsibility of maintenance is that of the owner.

6. A **storm water facility maintenance agreement (SWFMA)** shall be executed between the applicant and City to address responsibility and maintenance

7. An operation and maintenance plan shall be included in the SWFMA and the owner is required to submit an annual inspection and maintenance report to the City Engineer by January 1 of each year.

printed 9/26/13

8. Prior to construction of the approved storm water facility, the Engineering Division shall be notified of the contractor's schedule and a **preconstruction meeting** held.

9. Prior to release of the surety and escrow, the storm water facility and grading plan need to be constructed in their entirety, vegetation planted, a GPS location obtained and receive final approval from the Engineering Division.

10. Prior to issuance of a building permit, a $1500 engineering escrow shall be submitted to ensure the storm water facility is built in accordance with approved plans by July 1, 2014. The escrow shall cover the expenses for the City Attorney to draft and record the agreement, staff review time, storm water facility inspections, storm water facility construction, turf establishment and as-builting.

11. Prior to issuance of a building permit, a **storm water facility maintenance agreement (SWFMA)** drafted by the City Attorney shall be executed by the owner.

12. Any future impervious space additions for the respective lot will need to meet the requirements of the impervious space requirement at that time.

CC: Scott Thureen, Public Works Director
Tom Kaldunski, City Engineer
Allan Hunting, City Planner
Tim Kuntz, City Attorney
John Schmeling, Engineering Technician

PLANNING REPORT
CITY OF INVER GROVE HEIGHTS

REPORT DATE: September 26, 2013 **CASE NO:** 13-17C

HEARING DATE: October 1, 2013

APPLICANT: Richard Lamettry

PROPERTY OWNER: Larson Enterprises/ Slumberland

REQUEST: Conditional Use Permit for an automobile and off-highway vehicle sales lot

LOCATION: 4700 Robert Trail

COMPREHENSIVE PLAN: RC, Regional Commercial

ZONING: B-3, General Business

REVIEWING DIVISIONS: Planning **PREPARED BY:** Heather Botten
Associate Planner

BACKGROUND

The applicant has submitted a request for a conditional use permit to allow automobile and off highway vehicles sales at the property located at 4700 Robert Trail. In addition to car sales, auto repair and body work would also be done on site which is a permitted accessory use in the B-3 district. The applicant would be remodeling the existing building and adding a 600 square foot addition onto the front of the building. Additionally, along with other property improvements, impervious surface would be added to the east part of the property for a parking lot.

The specific request consists of the following:

A.) A **Conditional Use Permit** for automobile and off-highway vehicle sales in the B-3, General Business Zoning District

EVALUATION OF THE REQUEST

The following land uses, zoning districts, and comprehensive plan designations surround the subject property:

North – Southridge shopping center; zoned B-4, Shopping Center; guided Regional Commercial
East – Good Samaritan Society; zoned P Public/Institutional; guided Public/Institutional
West – Hwy 3/ Auto sales lots; zoned B-3, General Business, guided RC
South – Volkswagon; zoned B-3, General Business; guided Regional Commercial

SITE PLAN REVIEW

Lot Coverage. Allowable impervious surface coverage in the B-3 district is 100%. With the proposed parking lot addition the site would be at about 73% impervious.

Building Setbacks. The proposed building addition is located 50+ feet from the closest property line, exceeding setback requirements.

Parking. The applicant is proposing to add a 116 stall parking lot primarily for auto sales. All customer parking shall be marked and shall not contain vehicle inventory. No employee, customer, or inventory parking shall be allowed on the street or in the right-of-way. Parking and the display of cars shall not be permitted on any grass areas or in the boulevard of any right-of-way.

No junk vehicles are allowed to be kept on site. A junk vehicle is defined as any motor vehicle which for a period of 30 days or more: is not in operable condition; partially dismantled; used for the sale of parts or as a source of repair or replacement parts for other vehicles; kept for scrapping; dismantling or salvage of any kind; or not properly licensed.

Access. Access to the site is not changing; there are two access points onto a private road south of the building that is shared with Volkswagon and Good Samaritan Society.

Landscaping. Landscaping requirements require a total of 12 overstory trees to be planted on the property. The applicant has provided a landscape plan which demonstrates 13 overstory trees. The landscaping requirements have been met.

Lighting. All parking lot lighting and building lighting shall be designed so as to deflect light away from the public streets. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

Signage. All signs for the site, including wall and pylon, require a separate sign permit and shall conform to the sign size requirements of the B-3 zoning district.

Engineering. Engineering Division has reviewed the plans and has been working with the applicant on stormwater, grading and utility requirements. The owner is proposing to perform storm water quality treatment and volume storage to manage the additional impervious surfaces by incorporating an underground infiltration and storage facility below the pavement which outlets to a small treatment basin before being routed to the regional basin just north of the property. There is an existing City sanitary sewer main that crosses the property and will need upgrading and protection by the developer due to the increased depth from the fill and added nearby underground storm facilities. In addition, a large retaining wall is proposed to be built that has an unstable eroded slope below it from the Southbridge Center private storm sewer system. Engineering has included recommendations and conditions on addressing the storm water management requirements, storm sewer, sanitary sewer, water main, grading and

erosion control for the site which include agreements for developer improvements, storm water facilities, access, encroachments and conveyance of necessary easements. A letter is being sent to the owner of Southbridge Center to address correcting the private storm sewer system causing the erosion at the toe of the slope.

Fire Marshal Review. All plans shall be subject to the review and approval of the City Fire Marshal for fire lane designation and the signage or marking of the fire lanes.

GENERAL CONDITIONAL USE PERMIT REVIEW

This section reviews the plans against the CUP criteria in the Zoning Ordinance (Section 10-3A).

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

The use is consistent with the goals and policies of the Comprehensive Plan. The property is guided regional commercial; auto sales and repair are an acceptable use for this district.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and intent of the specific Zoning Ordinance in which the use is located.*

The applicant's property is zoned B-3, General Business. An auto sales lot is a conditional use in the B-3 district; the proposed use would be in compliance with the Zoning Ordinance.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

The additional auto sales space would not have a detrimental effect on public improvements in the vicinity of the property. The proposed use would not have a negative impact on the surrounding area as it lies within a portion of the City that is currently developed and deemed the "iron triangle" because of the auto sales in the area.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly timely manor.*

The property improvements do not appear to have any negative effects on City facilities or services. This commercial/business neighborhood is all developed and the land use patterns set. The proposed addition would not have an adverse impact on fire protection or on any city service.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*

i. Aesthetics/exterior appearance
The addition onto the front of the building would match the existing building. Open sales and outside storage are common uses in the northern part of the City deemed the "iron triangle".
ii. Noise/traffic
The sales lot would not generate noises that are inconsistent with commercial zoning.
iii. Fencing, landscaping and buffering
No fencing is proposed and landscaping meets the City's requirements.

6. The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.

The size and shape of the parcel would work for the proposed use. Access to the site is not changing. The amount of traffic would not be out of the ordinary for a commercial area. All required permits shall be pulled by the applicant complying with building and fire codes. The applicant is impacting existing City sanitary sewer by construction and filling operations. The Engineering Division is working with the applicant to ensure City standards and specifications are met.

7. The use does not have an undue adverse impact on the public health, safety or welfare.

The use does not appear to have any negative effects on the public health, safety or welfare.

8. The use does not have an undue adverse impact on the environment, including but not limited to, surface water, groundwater and air quality.

This use would not have an undue adverse impact on the environment. The applicant is working with the City Engineering Department, creating a stromwater facility that will provide stormwater quality and volume treatment for the additional impervious surface being added.

ALTERNATIVES

A. **Approval:** If the Planning Commission finds the application acceptable, the following request should be recommended for approval:

- Approval of the **Conditional Use Permit** for an automobile and off-highway vehicle sales lot subject to the following conditions:

1. The site shall be developed in substantial conformance with the following plans on file with the Planning Division except as modified herein:

Site Plan dated:	8/30/13
Landscape plan:	8/30/13
Grading plan:	8/30/13
Elevation plan:	8/16/13

2. The parking and display of cars shall occur only on the paved areas of the site as shown on the approved site plan. Parking and display of cars shall not be permitted on any grass areas or in the boulevard of any right-of-way.

3. No junk vehicles, as defined by City Code, shall exist on the property. There shall be no storage of vehicle parts on the property.

4. No employee, customer, or inventory parking shall be allowed on the street or in the right-of-way. Customer parking must be signed and shall not contain vehicle inventory.

5. All signage requires issuance of sign permits which will require a complete sign inventory to verify proposed overall signage will comply with the code.

6. All parking lot and building lighting shall be of a shoe-box style with all lighting being diffused or direct away from all property lines and public right-of-ways. The direct source of the light shall not be visible from any abutting property lines and public right-of-ways.

7. All display pennants, flags, searchlights, balloons, or other special promotion devises shall be limited to no more than 10 days per calendar year. All other signage for the property shall conform to the applicable requirements of the City Code.

8. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.

9. Prior to receiving a building permit an improvement agreement, storm water facilities maintenance agreement, access, encroachment, and easement agreements shall be prepared by the City Attorney and executed by both the City and the property owner to ensure long term maintenance of the facilities.

10. Prior to receiving a building permit Engineering cash escrow and letter of credit shall be submitted to the City to ensure the proper construction of the improvements and to review the drainage modeling.

11. The developer shall meet all the conditions outlined in the City Engineers review letter dated September 24, 2013 and subsequent correspondence. Prior to commencement of any grading, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer.

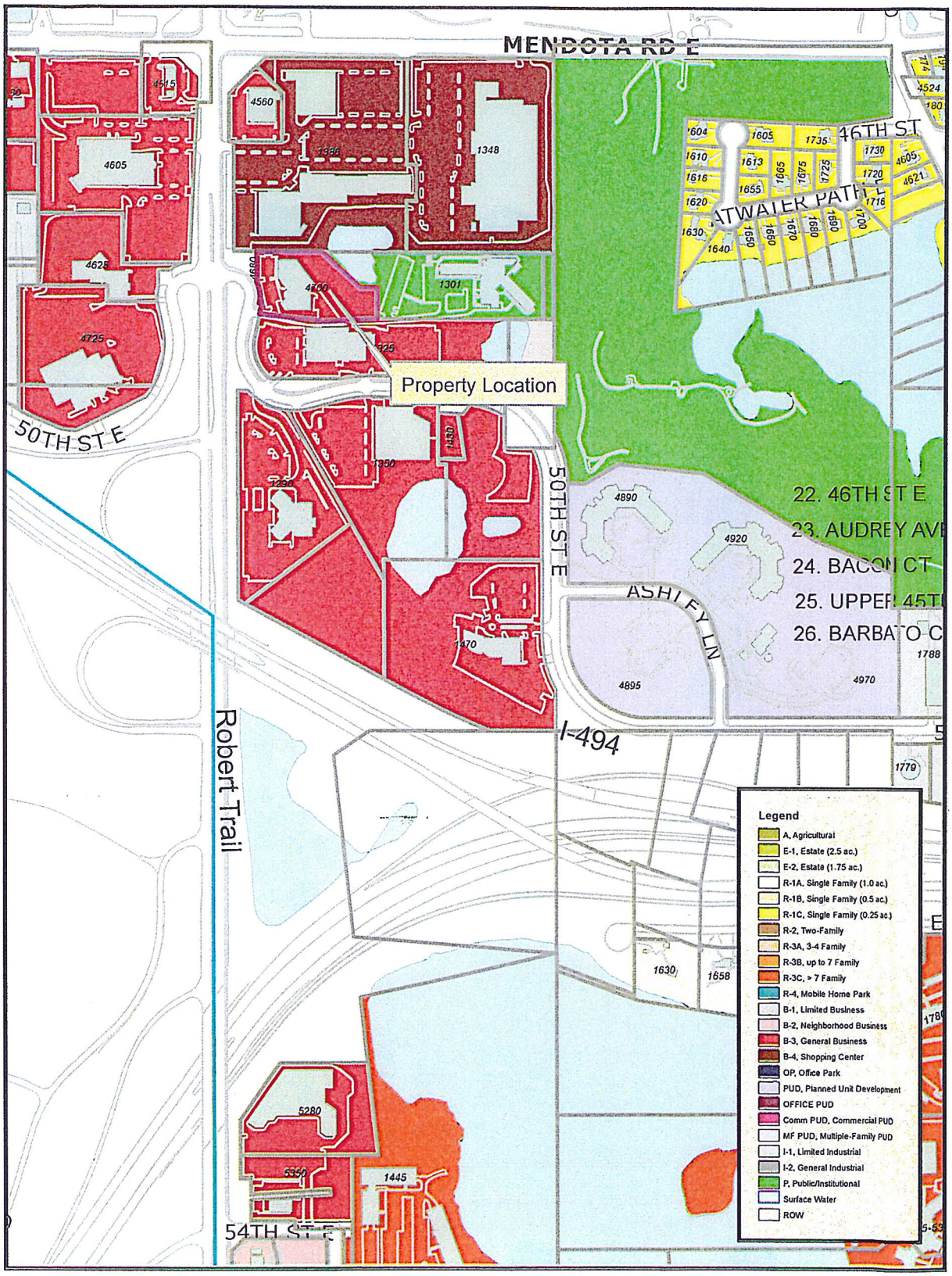
B. Denial. If the Planning Commission does not favor the proposed application, the above requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Based on the preceding report, Staff recommends **approval** of the request with the conditions listed in Alternative A.

Attachments:
Exhibit A - Zoning and Location map
Exhibit B - Applicant narrative
Exhibit C -Site plan
Exhibit D- Grading plan
Exhibit E- Landscaping plan
Exhibit F- Elevation plan

4700 Robert Trail
LaMettry Case # 13-17C



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Map not to scale

Exhibit A

Zoning and Location Map

CUSHMAN & WAKEFIELD | NORTHMARQ

3500 American Blvd. W., Suite 200
Minneapolis, MN 55431
952.831.1000
cushwakenm.com

May 6, 2013

City of Inver Grove Heights
Attn: Planning Department
8150 Barbara Avenue
Inver Grove Heights, MN 55077

RE: Conditional Use Permit – 4700 Robert Trail

To Whom It May Concern,

In regards to the property located at 4700 Robert Trail in Inver Grove Heights Minnesota, Rick LaMettry is submitting a request for a conditional use permit for the property. The planned use for this location is for used automobile sales with a secondary accessory use for automobile body shop as similar existing uses throughout this immediate area and zoning district. The improvements to the site and building have been included in the detailed plans provided with this request.

Kris Smeltzer

Senior Director

952.837.8231

kris.smeltzer@cushwakenm.com

B

LaMettry's Autobody

City of Inver Grove Heights
Dakota County, Minnesota

INDEX :

PRE PLAT :
- C-1) EXIST. CONDITIONS/SITE PLAN
- C-2) LANDSCAPE PLAN
- C-3) UTILITY PLAN

GRADING AND EROSION :
- CG-1) GRADING/EROSION CONTROL PLAN

SITE DATA:

Current zoning	=	B-3 GERERAL BUSINESS
Proposed zoning	=	NO CHANGE

		SQ. FT. ±	ACRES ±
Total Site Area	=	96,572	2.22
Existing Parking Stalls	=	42	
Proposed Parking Stalls	=	116	
Future Parking Stalls	=	21	

LEGAL DESCRIPTION:

Lot 1, Block 1, LEHMANN HEIGHTS except that part lying within Parcel 36A of Minnesota Department of Transportation Right-of _Way Plat No. 19-65, according to the recorded plat thereof, in Dakota County, Minnesota, together with a non-exclusive permanent easement for roadway purposes over and across a portion of Lot 2, Block , LEHMANN HEIGHTS.

LEGEND:

EXISTING	PROPOSED	
		BEEHIVE
		CATCH BASIN
		FLARED END
		GATE VALE
		HYDRANT
		MANHOLES
		REDUCER
		STREET LIGHT
		CABLE TV PEDESTAL
		ELECTIRC TRANSFORMER
		POWER POLE
		SIGN
		TELEPHONE PEDESTAL
		EXISTING CONTOUR
X = 920.8		EXISTING GRADE ELEVATION
		EXISTING TREE LINE
		EXISTING TREE
		EXISTING RETAINING WALL
SS	SS	EXISTING SANITARY SEWER
WM	WM	EXISTING WATERMAIN
ST	ST	EXISTING STORM SEWER
x	x	EXISTING FENCE
UE	UE	EXISTING UNDERGROUND ELECTRIC
OE		EXISTING OVERHEAD ELECTRIC
UG	UG	EXISTING UNDERGROUND GASLINE
UT	UT	EXISTING UNDERGROUND TELEPHONE
OT		EXISTING OVERHEAD TELEPHONE
		PROPOSED CONTOUR
		PROPOSED CONTOUR BY OTHERS
		PROPOSED SANITARY SEWER
		PROPOSED WATERMAIN
		PROPOSED STORM SEWER
		EROSION CONTROL BARRIER
920.8		PROPOSED GRADE
		RETAINING WALL

PRELIMINARY
NOT FOR CONSTRUCTION

30 0 30 60 90
Scale 1" = 30'

PROJECT NUMBER
132007

REVISIONS			
	REMARKS	DATE	BY
	Revised	8/30/13	--

CERTIFICATION:
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Date: 8/30/13
RANDALL C. HEDLUND MN. LIC. NO. 19576

PREPARED BY:
HEDLUND SURVEYING ENGINEERING
PLANNING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

SHEET TITLE: LAMETTRY'S AUTOBODY EXIST.CONDITIONS-SITE PLAN

PREPARED FOR:
RICK LAMETTRY
9490 FOXFORD ROAD
CHANNHASSON, MINNESOTA 55317
Phone: (612) 445-4352

DRAWN	CHECKED	DESIGN
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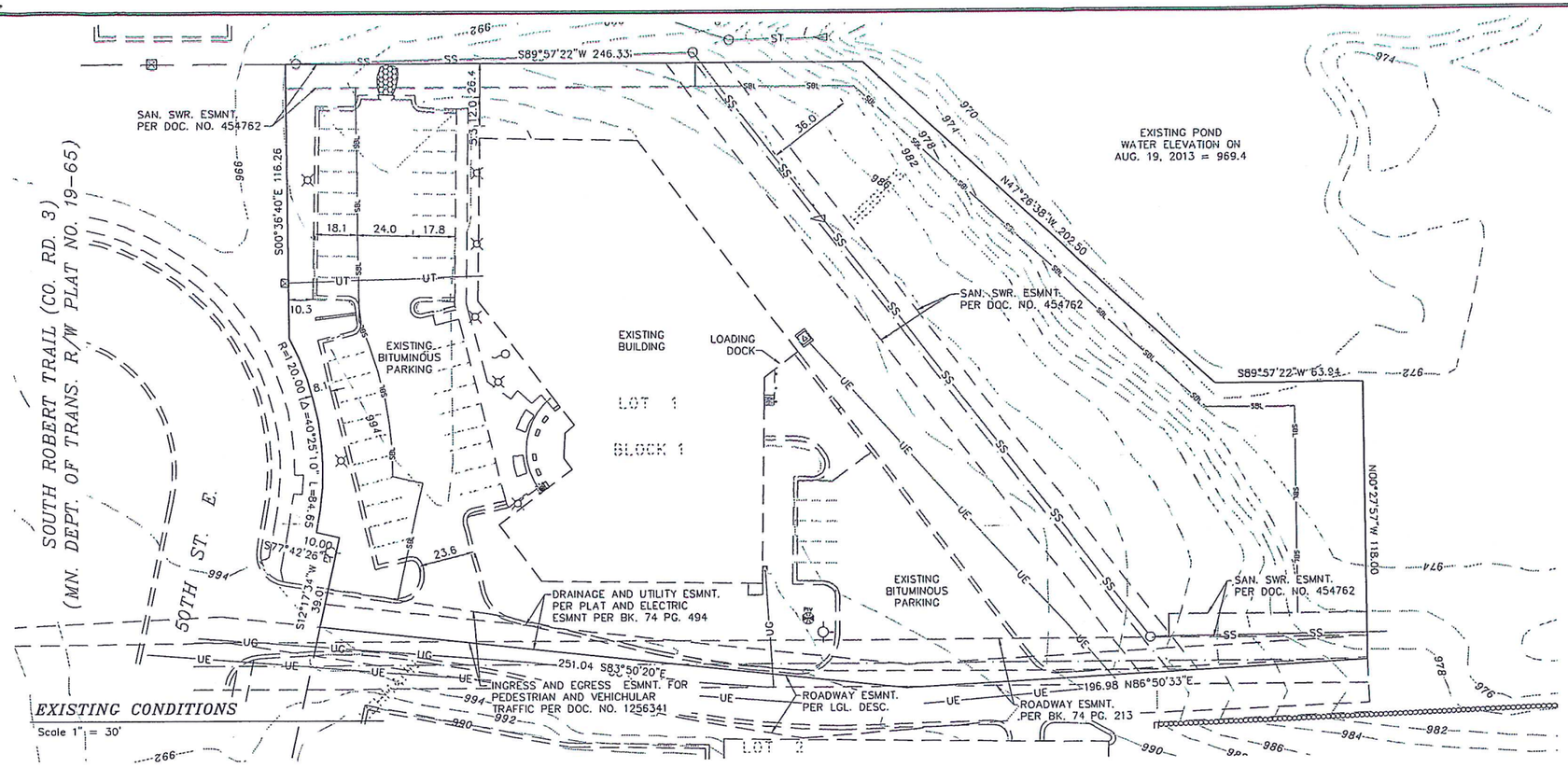
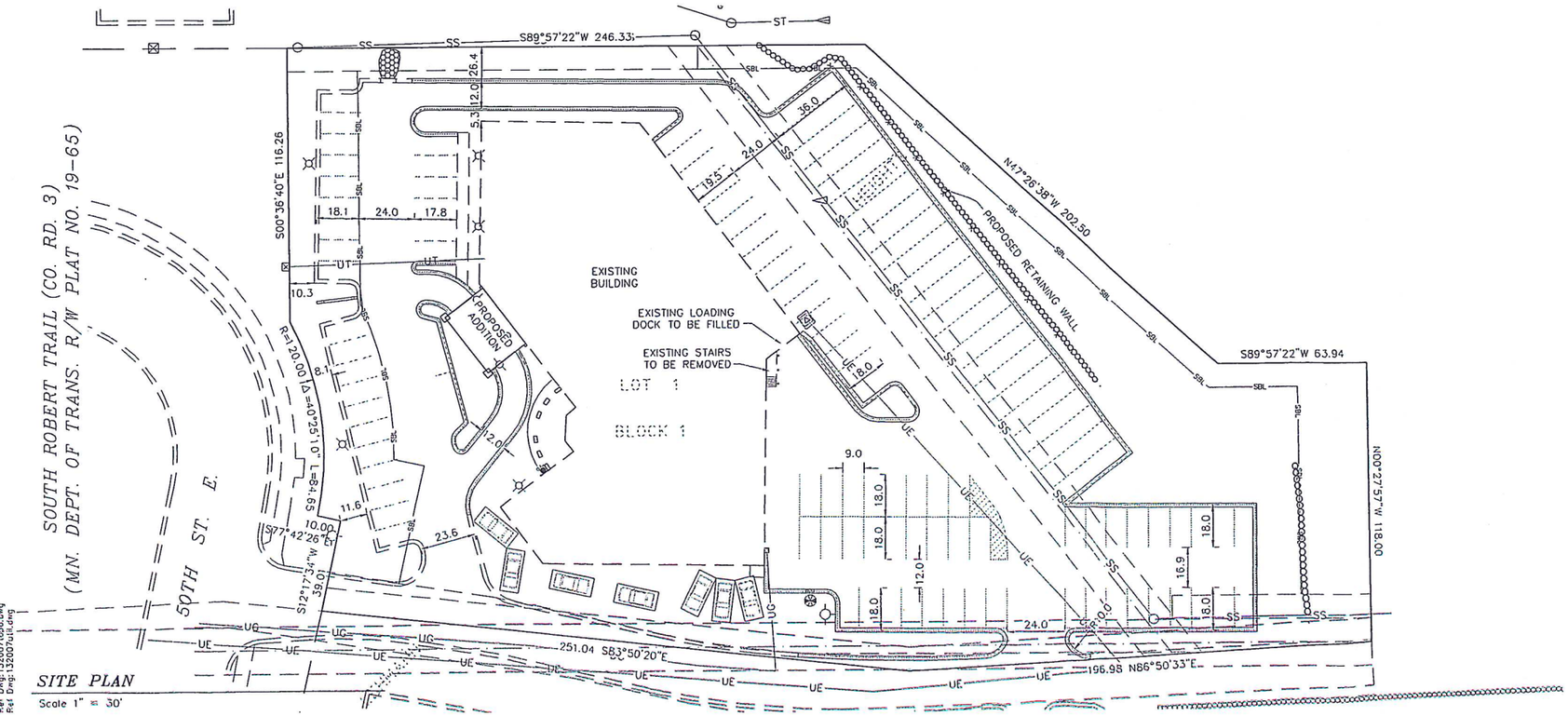
SHEET NUMBER
C-1

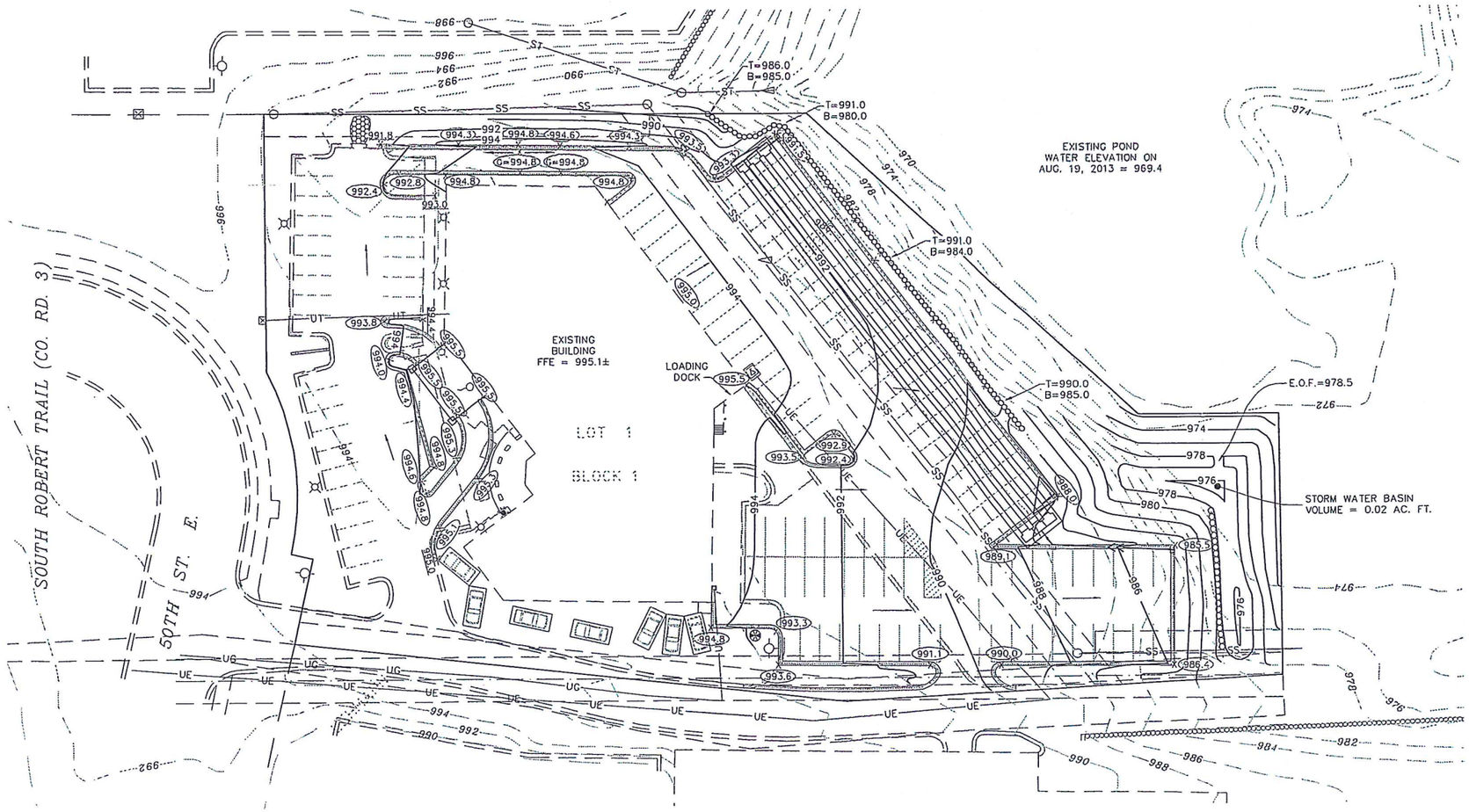
DATE 4/30/13
REV. 8/30/13





LaMettry's Autobody

City of Inver Grove Heights
Dakota County, Minnesota



GENERAL GRADING NOTES:

1.) UNDERLYING TOPOGRAPHY FROM INFORMATION PROVIDED BY DAKOTA COUNTY AND FIELD SHOTS BY HEDLUND ENGINEERING.

2.) EXISTING UTILITY LOCATIONS AS-PER PLANS PROVIDED BY CITY OF INVER GROVE HEIGHTS AND FIELD SHOTS BY HEDLUND ENGINEERING.

3.) SEE GRADING AND EROSION CONTROL DETAIL SHEET FOR DETAILED INFORMATION.

LEGEND:

	EXISTING CONTOUR
X = 920.8	EXISTING GRADE ELEVATION
	EXISTING TREE LINE
	EXISTING TREE
—ST—ST—	EXISTING STORM SEWER
—x—x—	EXISTING FENCE
	PROPOSED CONTOUR
	PROPOSED STORM SEWER
920.8	PROPOSED GRADE
	RETAINING WALL
920.8	DENOTES AS-BUILT GRADE

TOTAL DISTURBED AREA = 1.53 ACRES
TOTAL IMPERVIOUS SURFACE = 1.62 ACRES
NEW IMPERVIOUS SURFACE = 0.62 ACRES

BENCHMARK

TNH LOCATION DESCRIPTION
ELEV.= 000.00

PRELIMINARY
NOT FOR CONSTRUCTION

30 0 30 60 90
Scale 1" = 30'

PROJECT NUMBER 132007

REVISIONS			
REMARKS	DATE	BY	
Revised	8/20/13	SEK	

CERTIFICATION:
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Randall C. Hedlund
Date: 8/30/13
MN. LIC. NO. 19576

PREPARED BY:
HEDLUND ENGINEERING SURVEYING
PLANNING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6600

SHEET TITLE: *LaMETTRY'S AUTOBODY GRADING/EROSION CONTROL PLAN*

PREPARED FOR:
RICK LaMETTRY
9490 FOXFORD ROAD
CHANHASSON, MINNESOTA 55317
Phone: (612) 445-4352

DRAWN	CHECKED	DESIGN
gbh	---	rch

SHEET NUMBER
CG-1

DATE 4/30/13

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Aug 29,2013,12:19pm
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t Dwg:\132007base.dwg
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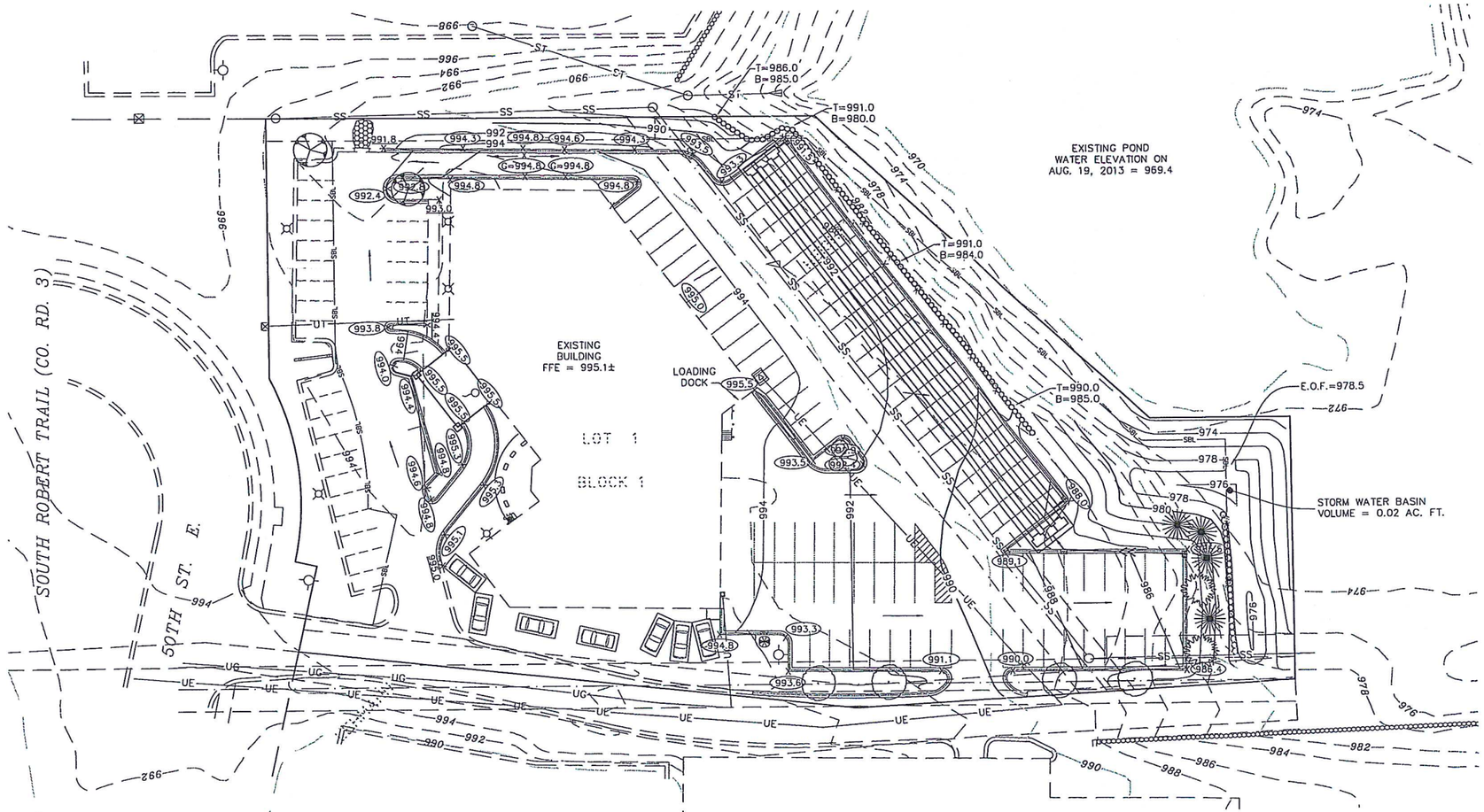
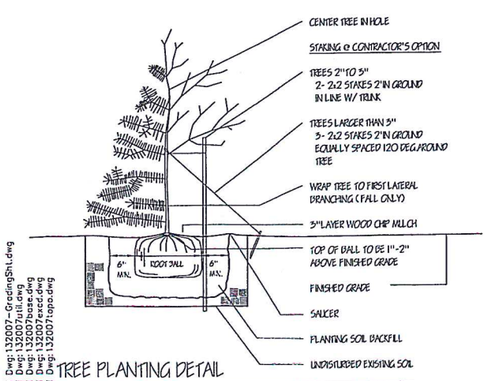
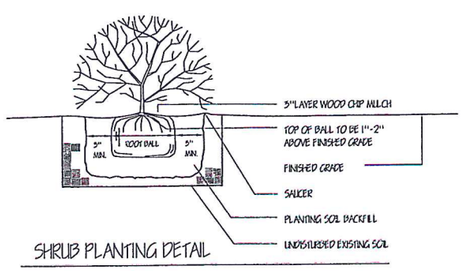
LaMettry's Autobody

City of Inver Grove Heights
Dakota County, Minnesota





TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

PLANTING NOTES:

Contractor shall provide one year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the total planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.

All plants to be northern-grown and hardy.

Plants to be installed as per standard MN planting practices.

Use minimum 12" loam planting soil on trees.

Contractor shall verify locations with all utilities prior to installation of plants.

Staking of trees optional; reposition if not plumb after one year.

Wrap all smooth-barked trees-fosten top and bottom. Remove by April 1.

Open top of burlap on B&B materials; remove pot on potted plants; split and break apart peat pots.

Prune plants as necessary - per standard nursery practice.

Owner shall be responsible for maintenance after acceptance of the work by the Owner.

Plants shall be immediately planted upon arrival at site. Properly heel-in materials if necessary; temporary only.

Shredded hardwood mulch (4" - 6" deep) shall be shall be placed around all new trees and shrub clusters. Diameter of mulched areas shall be a minimum of 4' from the trunk or stem of all trees and shrubs. Trench edging shall be used around all mulched areas.

PLANT LIST:

QTY.	KEY	SYM	COMMON NAME	BOTANICAL NAME	SIZE / ROOT
2	BHS		Black Hills Spruce	Picea glauca densata	6' B&B
4	SP		Scotch Pine	Pinus sylvestris	6' B&B
2	NM		Norway Maple	Acer platanoides	2.5" B&B
4	LL		Legend Linden	Tilia americana	2.5" B&B
1	RB		River Birch	Betula nigra	2.5" B&B

PRELIMINARY
NOT FOR CONSTRUCTION

30 0 30 60 90

Scale 1" = 30'

PROJECT NUMBER 132007

REVISIONS

REMARKS	DATE	BY
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CERTIFICATION: I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Laws of the State of Minnesota.

Randall C. Hedlund, Minn. No. 19576

PREPARED BY:

HEDLUND SURVEYING ENGINEERING PLANNING

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Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

SHEET TITLE: *LaMETTRY'S AUTOBODY LANDSCAPE PLAN*

PREPARED FOR:

RICK LaMETTRY
9490 FOXFORD ROAD
CHANNHASSON, MINNESOTA 55317
Phone: (612) 445-4352

DRAWN	CHECKED	DESIGN
GBH	---	---

SHEET NUMBER

C-2

DATE 8/30/13
REV. 00/00/00

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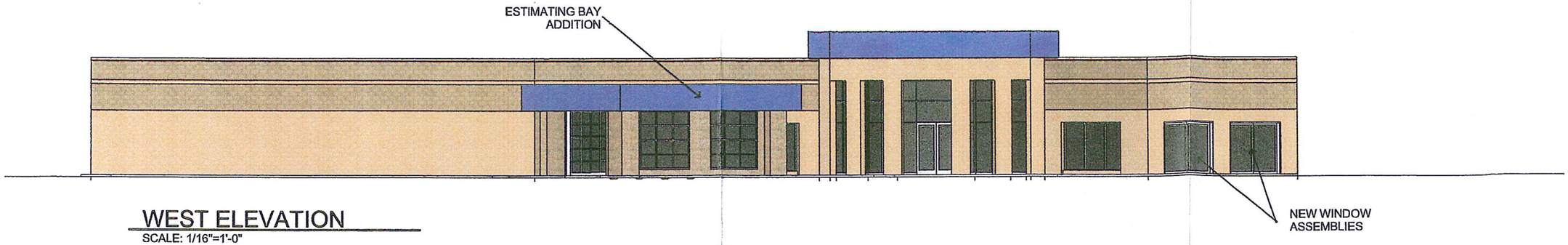

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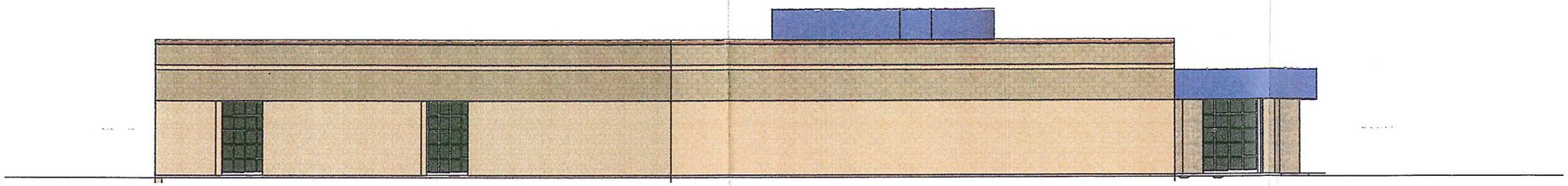

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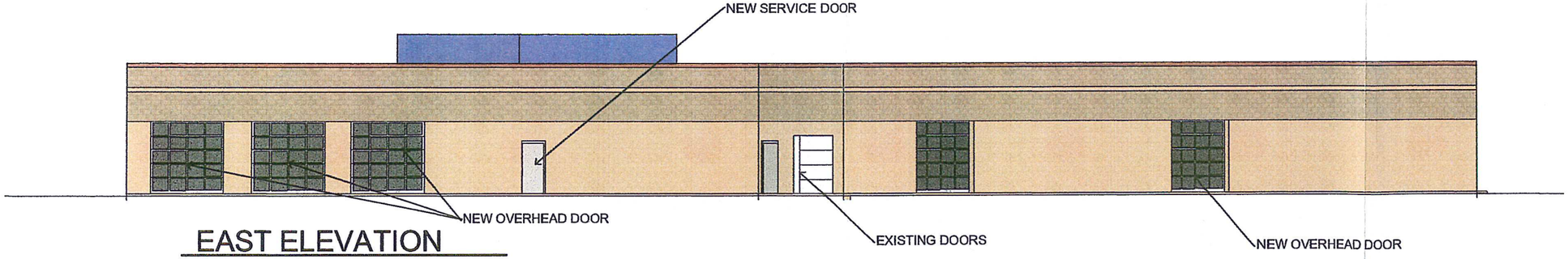

EAST ELEVATION
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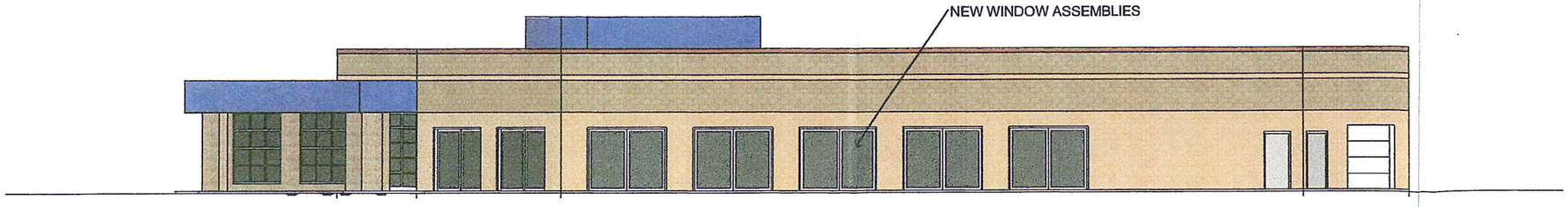

SOUTH ELEVATION
SCALE: 1/16"=1'-0"

LaMettry's/Inver Grove Heights

preliminary: August 16, 2013

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