

**INVER GROVE HEIGHTS  
PLANNING COMMISSION AGENDA**

**TUESDAY, OCTOBER 15, 2013 – 7:00 p.m.  
City Council Chambers - 8150 Barbara Avenue**

**1. CALL TO ORDER**

**2. APPROVAL OF PLANNING COMMISSION MINUTES FOR OCTOBER 1, 2013.**

**3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

**3.01 BRUCE CORDS - CASE NO. 13-47VAC**

Consider 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 – 96<sup>th</sup> Street.

Planning Commission Action \_\_\_\_\_

**3.02 JIM MUELLER - CASE NO. 13-49SU**

Consider **Determination of Substantially Similar Use Status** for a use that is not specifically listed as permitted, conditional or accessory in the B-3, General Business District.

Planning Commission Action \_\_\_\_\_

**3.03 VANCE GRANNIS JR. - CASE NO. 13-34ZA**

Consider the following requests for property located on the west side of Barnes Avenue in the general vicinity of 9249 Barnes Avenue:

A) An **Ordinance Amendment** to Title 10 of the City Code (Zoning Ordinance) to allow “Outdoor Skills and Environmental Education Center” as a permitted use with performance standards in the E-1 zoning district

Planning Commission Action \_\_\_\_\_

B) A **Comprehensive Plan Amendment** involving text changes and land use map changes to add the designation of Private Recreation/Open Space addressing the use of property as an Outdoor Skills and Environmental Education Center

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](mailto:kfox@invergroveheights.org)

## PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, October 1, 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: Paul Hark  
Pat Simon  
Dennis Wippermann  
Tony Scales  
Bill Klein  
Annette Maggi  
Harold Gooch

Commissioners Absent: Victoria Elsmore (excused)  
Armando Lissarrague (excused)

Others Present: Tom Link, Community Development Director  
Allan Hunting, City Planner  
Heather Botten, Associate Planner  
Steve Dodge, Assistant City Engineer

### **APPROVAL OF MINUTES**

The minutes from the September 17, 2013 Planning Commission meeting were approved as submitted.

### **BRUCE CORDS – CASE NO. 13-47VAC**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a vacation and rededication of certain public drainage and utility easements within the plat of Marcott Woods 2<sup>nd</sup> Addition. 6 notices were mailed.

Chair Hark advised that the request was being continued to the October 15, 2013 Planning Commission meeting.

### **DARREN AAMOT –C ASE NO. 13-44C**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to allow sheet metal siding on an accessory building, for the property located at 1985 – 102<sup>nd</sup> Street. 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. The applicant would like to construct a 972 square foot accessory building with sheet metal siding which is allowed on buildings in the A and E-1 zoning districts by conditional use permit. There is a landlocked stormwater basin on the property; therefore any grading or filling near the basin below the 866 contour would require a land alteration permit. The proposed building is shown at approximately 871 elevation. Staff did not hear from any of the surrounding property owners. Staff recommends approval of the request with

the six conditions listed in the report.

Commissioner Simon asked where the basin was located on the lot.

Ms. Botten displayed a diagram showing the basin located near the center of the lot.

Commissioner Simon asked for an explanation of the term terminal basin.

Ms. Botten replied it was the end point; a basin that would not continue or discharge to any other basins.

Commissioner Klein asked where the power lines were located.

Darren Aamot advised the center poles were east of the property line.

**Opening of Public Hearing**

Darren Aamot, 15635 Cornell Trail, Rosemount, advised he was available to answer any questions.

Chair Hark asked if the applicant reviewed the report and understood the recommendations.

Mr. Aamot replied in the affirmative.

Chair Hark asked if the applicant agreed with the conditions listed in the report.

Mr. Aamot replied most of them. He questioned the 866 threshold, stating he was previously given the number 865.

Steve Dodge, Assistant City Engineer, stated the actual number was 865.6 and they rounded it up to 866. He advised that staff is comfortable with this number until at some point in the future a stormwater model is done to identify the 100-year, 10-day snow melt high-water line. He advised this is a terminal landlocked basin with 19 acres of land draining to it.

Mr. Aamot stated he heard from the neighbors that a study had been done on the lot to the west of him in the early 90's and asked if that was kept on record.

Ms. Botten replied staff was not aware of any such study and believed it would have been brought up during this review.

Commissioner Gooch asked if the color of the proposed siding would match the house.

Mr. Aamot replied it was their intent for the accessory structure to match the gray of the house. He asked if a structurally engineered design would be necessary to build a seven foot boulder retaining wall.

Chair Hark asked if the boulder wall was related to the conditional use permit request.

Mr. Aamot replied it was not.

Chair Hark suggested the applicant discuss the retaining wall with staff outside of the meeting.

Chair Hark closed the public hearing.

**Planning Commission Recommendation**

Motion by Commissioner Wippermann, second by Commissioner Klein, to approve the request for a conditional use permit to allow sheet metal siding on an accessory building, for the property located at 1985 – 102<sup>nd</sup> Street, with the conditions listed in the report.

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

**DAN VUJOVICH – CASE NO. 13-48C**

**Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to exceed the maximum impervious surface allowed, for the property located at 9209 Chapman Court. 30 notices were mailed.

Chair Hark advised that Commissioner Maggi would be abstaining from voting on this request.

**Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is proposing to add a 240 square foot deck and covered porch addition to the back of his house. The existing impervious surface on the lot is already 150 square feet over the maximum allowed. The applicant is requesting a conditional use permit for 300 square feet to allow for future additions. The applicant will be required to mitigate the additional 300 square feet being proposed. The applicant has been working with the Engineering Department and is proposing to install a rain garden. The applicant must also enter into a stormwater facilities maintenance agreement as the rain garden must be maintained by the property owner. Staff recommends approval of the request.

**Opening of Public Hearing**

Dan Vujovich, 9209 Chapman Court, advised he was available to answer any questions.

Chair Hark asked if the applicant reviewed the report and agreed with the conditions listed.

Mr. Vujovich replied in the affirmative. He thanked staff for their help, stating he and his contractor were unaware of the new rule that went into place in 2010 regarding impervious surface standards.

Chair Hark closed the public hearing.

**Planning Commission Discussion**

Commissioner Simon referred to a statement in Mr. Dodge's memo requiring that an annual inspection and maintenance report be submitted. She questioned who would do the annual inspection, and stated she did not recall seeing this requirement before.

Mr. Dodge advised this was a fairly new condition. He explained that even though the rain garden would be a private facility, it would also be part of the City's overall storm water management system. Staff is therefore requesting that the applicant enter into a stormwater facilities maintenance agreement, which would include an annual requirement for the owner to fill out a one page document stating they are doing their annual maintenance and that it is a functional stormwater facility.

Commissioner Simon asked if someone would go to the site and inspect the rain garden.

Mr. Dodge replied that the City does not have the staff available to inspect private systems.

**Planning Commission Recommendation**

Motion by Commissioner Gooch, second by Commissioner Scales, to approve the request for a conditional use permit to exceed the maximum impervious surface allowed, for the property located at 9209 Chapman Court, with the conditions listed in the report.

Motion carried (6/0 with 1 abstention – Maggi). This item goes to the City Council on October 14, 2013.

**RICHARD LAMETTRY – CASE NO. 13-17C**

**Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to allow an automobile and off-highway vehicle sales lot, for the property located at 4700 South Robert Trail. 9 notices were mailed.

**Presentation of Request**

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant would like to relocate his existing business to the Slumberland site located at 4700 South Robert Trail. The property is zoned B-3, General Business and the applicant is asking for a conditional use permit to allow automobile and off highway vehicle sales on the property. The applicant would be renovating the existing building and adding a 600 square foot addition onto the front of the building as well as a parking lot on the east side of the building. The Engineering Division has been working with the applicant on stormwater, grading and utility requirements. The owner is proposing 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 rerouted to the regional basin north of the property. Staff recommends approval of the request with the 11 conditions listed in the report. Staff heard from two of the abutting property owners, Fine Associates and Good Samaritan Society. Good Samaritan's main concern was flooding to their parking lot.

Commissioner Wippermann asked if Condition 3 should read 'There shall be no **outdoor** storage of vehicle parts'.

Ms. Botten replied in the affirmative.

Commissioner Wippermann asked if tree replacement would be necessary.

Ms. Botten replied that the amount of land being impacted did not trigger tree replacement.

Commissioner Wippermann asked if all the runoff from the expanded parking lot would be contained on the LaMettry property.

Ms. Botten stated the runoff should not be any worse than the existing as the applicant would be treating all additional impervious surface on the property.

Mr. Dodge stated there is an area of concern in which erosion has been occurring from the Southridge Center parking lots. This erosion is in an area in which LaMettry is proposing to build a retaining wall. Because of this, the City has contacted Fine Associates, the managing entity of Southridge Center, and requested they provide the City with a plan to address the issue. Because there has been a history of high water and flooding in the area, staff is requiring that Mr. LaMettry create an underground storage system which meets the stormwater management requirements. Engineering staff recommends approval of the site as proposed.

Chair Hark asked if staff was aware of any complaints from the Good Samaritan Society.

Mr. Dodge stated he was aware of a complaint, prior to him working for the City, in which there was some minor water and flooding in the low area. He advised that staff will continue to work with property owners to treat the impervious surfaces as they reconstruct or redesign their properties.

**Opening of Public Hearing**

Richard LaMettry, 10 East Mendota Road, advised he was available to answer any questions.

Chair Hark asked if the applicant understood the staff recommendations.

Mr. LaMettry replied in the affirmative.

Commissioner Simon emphasized Conditions 2, 3 and 4 to the applicant.

Pam Schulz, Administrator of Good Samaritan Society, stated they have on-going water issues every spring due to rain, snow, or blocked drainage, and in the last 10 years they had water backed up half way to their building. She stated the drive down to their center is a fairly narrow roadway and there is only room for one large vehicle at a time. They have emergency vehicles coming in on a daily basis, as well as large delivery vehicles. Because of this, they keep in close contact with their neighbors to ensure they have access availability 24/7. There is no parking along that roadway because Good Samaritan is landlocked and they have an access easement between Slumberland and Volkswagen. She was also concerned about aesthetics in regard to the proposed parking lot and removal of vegetation.

Chair Hark asked the applicant if she mentioned the emergency vehicle concerns to staff.

Ms. Schulz replied she had not. The main concern she brought up to staff was the potential for runoff from the proposed additional impervious surface.

Chair Hark asked if people were aware that parking was prohibited on the roadway.

Ms. Schulz replied in the affirmative, stating there were signs posted. She was concerned about whether there would be signage coming out of LaMettry's in terms of emergency vehicles having the right-of-way.

Commissioner Klein asked if the roadway was a private driveway or a public road.

Ms. Schulz replied it was a private drive.

Commissioner Klein asked who handled the plowing for the road.

Ms. Schulz advised that Good Samaritan did most of the plowing last winter as they have to ensure everything is plowed at all times. She stated last year the neighbor at the top of the hill was not getting the snow pushed back enough so they called the city, who helped get the problem resolved.

Commissioner Klein asked if the storm sewers to the north had been maintained recently.

Mr. Dodge replied he was unsure of the maintenance activity, but could look into it and also look into identifying what is private versus public utilities on the property.

Mr. LaMettry responded to some of Ms. Schulz's concerns, stating there should be less runoff with what was being proposed than is currently existing. In regard to the snow concern, he advised they do not want snow piled on the road either and they have a double deep parking lot in the back to accommodate snow storage. He advised it was common knowledge that emergency vehicles have the right-of-way so that should not be an issue.

Chair Hark closed the public hearing.

**Planning Commission Discussion**

Commissioner Klein stated he was pleased that LaMettry's was moving into the Slumberland property and felt it was a good fit.

**Planning Commission Recommendation**

Motion by Commissioner Klein, second by Commissioner Gooch, to approve the request for a conditional use permit to allow an automobile and off-highway vehicle sales lot, for the property located at 4700 South Robert Trail, **with the addition of the word 'outdoor' to Condition 3.**

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

The meeting was adjourned by unanimous vote at 7:45 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary

## **PLANNING REPORT CITY OF INVER GROVE HEIGHTS**

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**REPORT DATE:** October 10, 2013

**CASE NO:** 13-47VAC

**HEARING DATE:** October 15, 2013

**APPLICANT/PROPERTY OWNER:** Bruce Cords

**REQUEST:** Vacation and rededication of certain public drainage and utility easements

**LOCATION:** 2893 96<sup>th</sup> Street E

**COMPREHENSIVE PLAN:** RDR, Rural Density Residential

**ZONING:** E-1, Estate Residential

**REVIEWING DIVISIONS:** Planning  
Engineering

**PREPARED BY:** Allan Hunting  
City Planner

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### **BACKGROUND**

The applicant is proposing to move a lot line between two lots they own as they prepare to sell one lot. There is a house on Lot 4 and Lot 3 is currently vacant. This process can be handled administratively and staff will conduct this review for the applicant. The lots in question are part of Marcott Woods 2<sup>nd</sup> Addition subdivision. The lots contain existing perimeter drainage and utility easements that were dedicated with the plat. As part of moving the lot line, these existing easements need to be vacated and new easements dedicated along the new lot boundary.

### **EVALUATION OF THE REQUEST**

#### **ANALYSIS**

The applicant will be shifting the lot line between the two lots approximately 16 feet to the west at the far back line of the lots. The intersecting line along the front will not shift. Each parcel will maintain a minimum 2.5 acre lot size.

Because the lot line shifts towards the rear, the dedicated drainage and utility easements must also be vacated and new easements dedicated to maintain a five foot drainage and utility easement along the entire length of the new lot line placement.

The applicant has provided a survey drawing showing the lot boundary changes and the easements to be vacated and dedicated. Engineering and Planning have both review the survey and new easements and have no issues.

### **ALTERNATIVES**

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

**A. Approval** If the Planning Commission finds the Vacation of the drainage and utility easements and rededication, as shown on the attached exhibit, to be acceptable, the Commission should recommend approval of the request with the following conditions:

1. New easements shall be dedicated as shown on the survey drawing by Pioneer Engineering.

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

### **RECOMMENDATION**

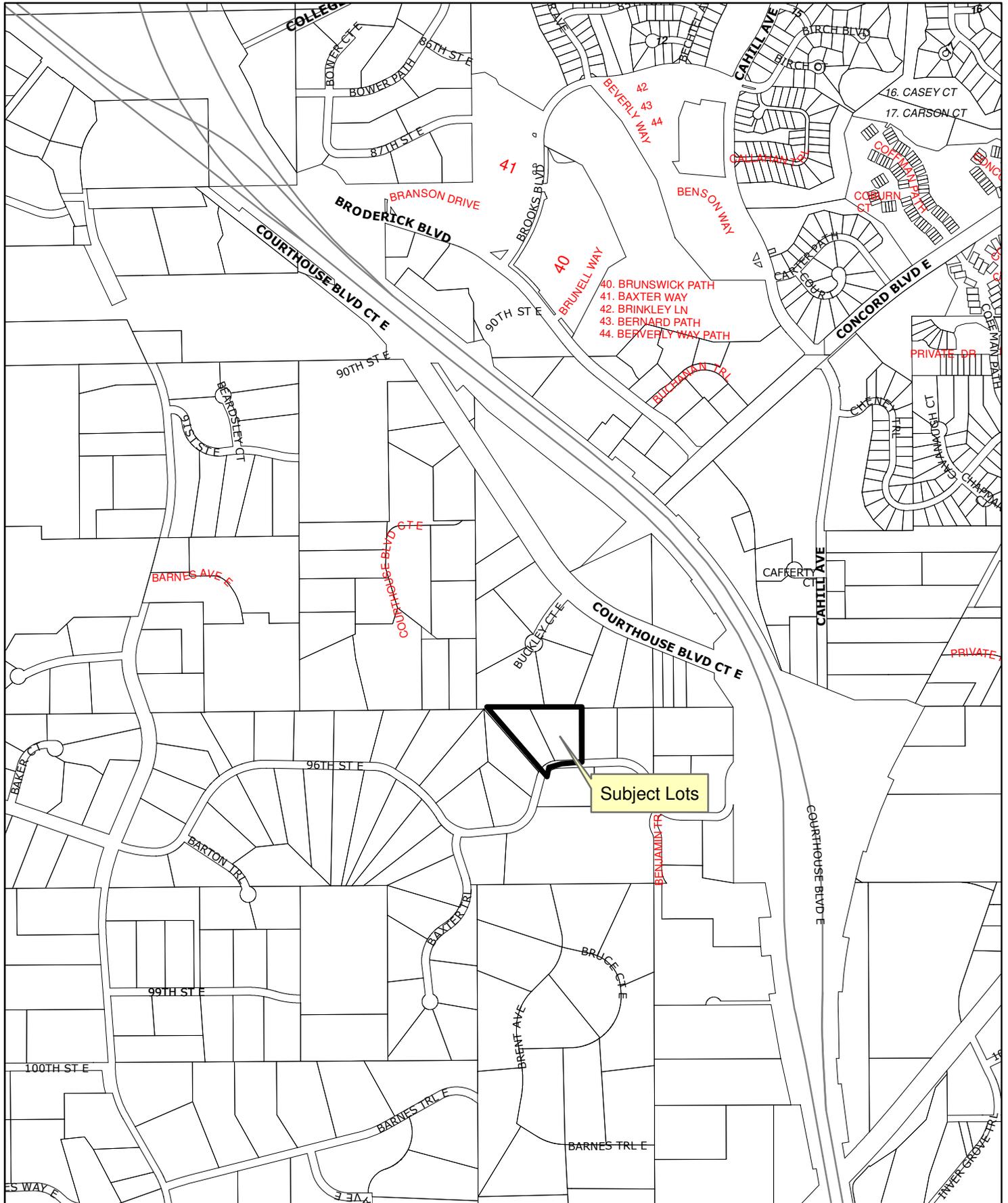
Based on the information in the preceding report, staff is recommending approval of the vacation and rededication of the drainage and utility easements with the condition listed.

Attachments: Location Map  
Survey Drawing Showing easements to be vacated

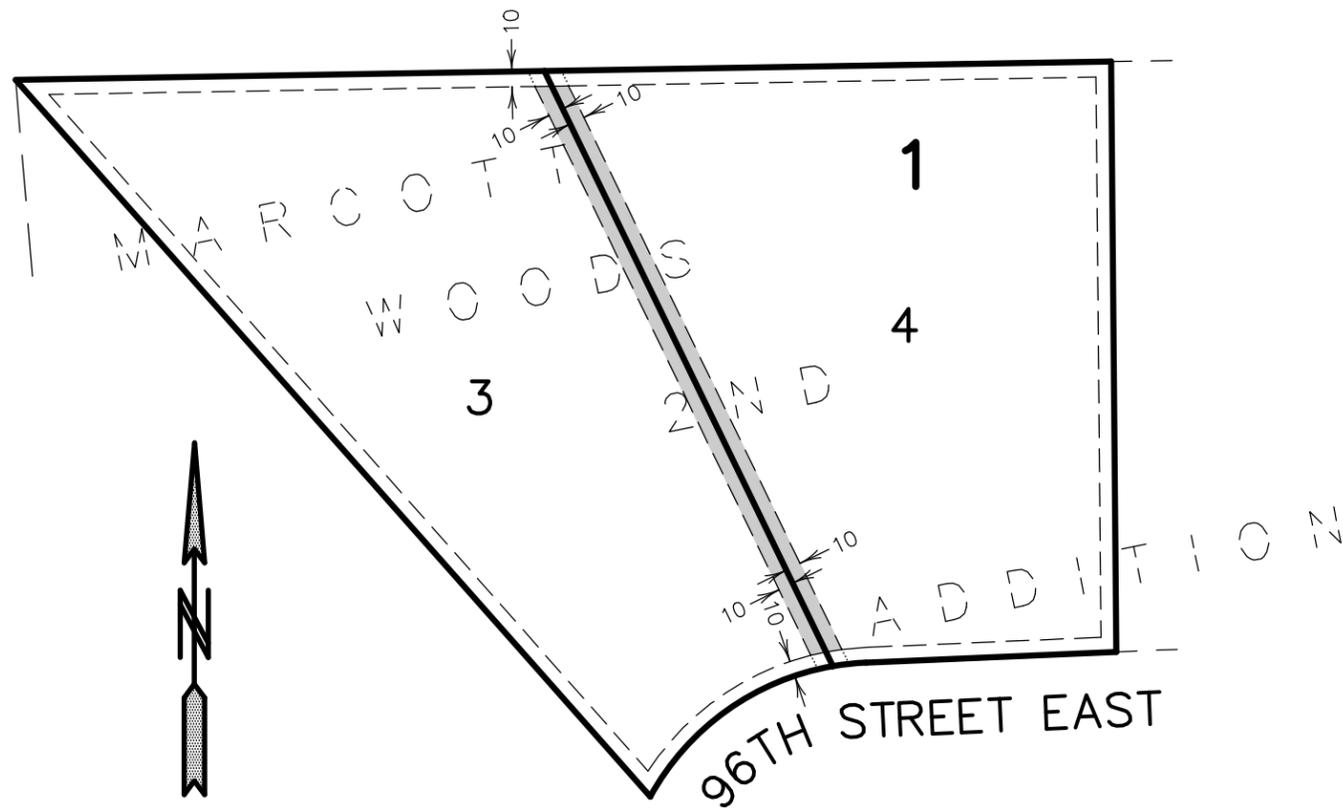


# Location Map

## Case No. 13-47VAC



Subject Lots



Not to Scale

 DENOTES PROPOSED VACATED EASEMENTS

PROPOSED LEGAL DESCRIPTION FOR VACATING DRAINAGE AND UTILITY EASEMENTS

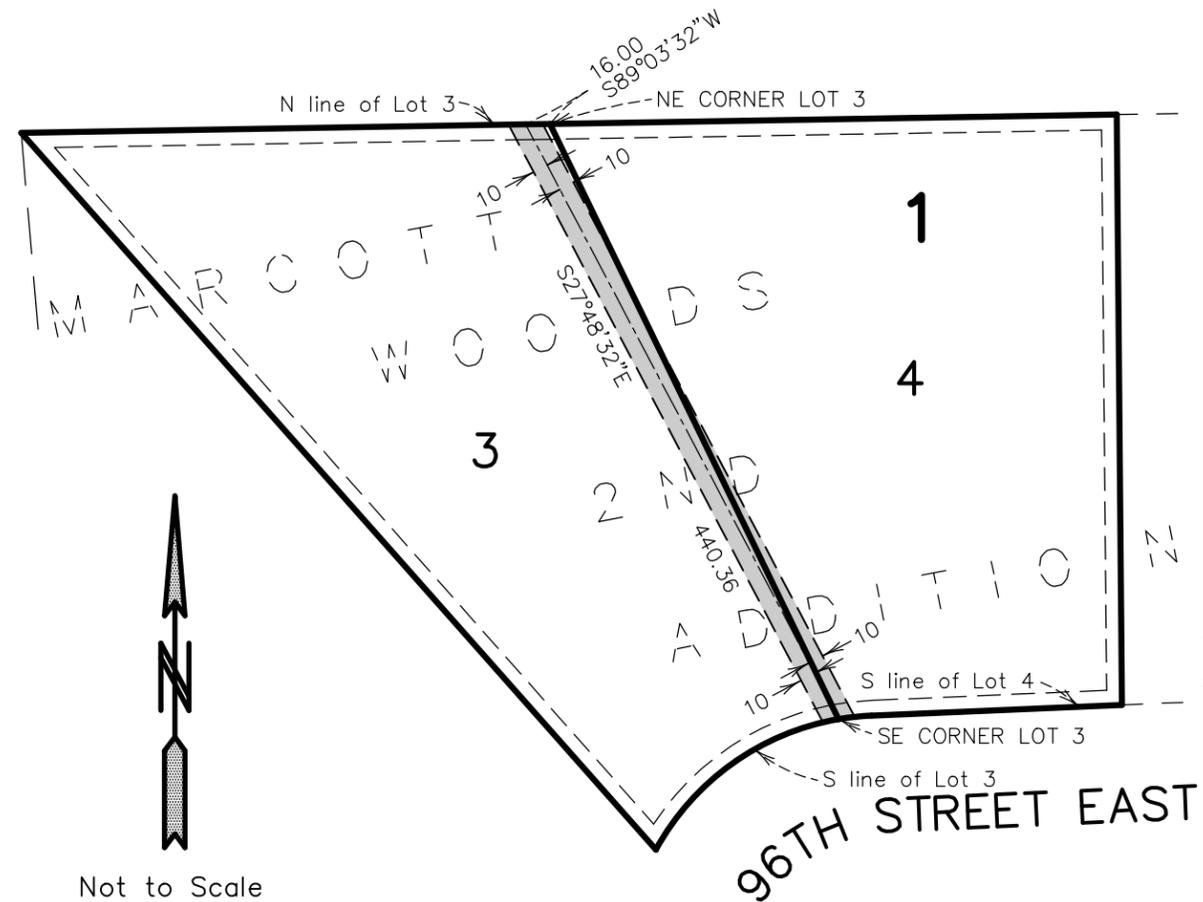
The easterly 10.00 feet of Lot 3, Block 1, MARCOTT WOODS 2ND ADDITION, according to the recorded plat thereof, Dakota County, Minnesota lying south of the northerly 10.00 feet thereof and north of the southerly 10.00 feet thereof.

And,

The westerly 10.00 feet of Lot 4, Block 1, MARCOTT WOODS 2ND ADDITION, according to the recorded plat thereof, Dakota County, Minnesota lying south of the northerly 10.00 feet thereof and north of the southerly 10.00 feet thereof.

SIGNED: PIONEER ENGINEERING, P.A.  
 BY:   
 Peter J. Hawkinson, Professional Land Surveyor  
 Minnesota License No. 42299  
 email-phawkinson@pioneereng.com

\* THIS SKETCH DOES NOT PURPORT TO SHOW THE EXISTENCE OR NONEXISTENCE OF ANY ENCROACHMENTS FROM OR ONTO THE HEREON DESCRIBED LAND, EASEMENTS OF RECORD OR UNRECORDED EASEMENTS WHICH AFFECT SAID LAND OR ANY IMPROVEMENTS TO SAID LAND.



Not to Scale

 DENOTES PROPOSED EASEMENTS

PROPOSED DRAINAGE AND UTILITY EASEMENT LEGAL DESCRIPTION

A 20.00 wide easement for drainage and utility purposes lying over, under, and across Lots 3 and 4, Block 1, MARCOTT WOODS 2ND ADDITION, according to the recorded plat thereof, Dakota County, Minnesota, the centerline of said easement described as follows:

Commencing at the northeast corner of said Lot 3; thence on an assumed bearing of South 89 degrees 03 minutes 32 seconds West, a distance of 16.00 feet to the point of beginning of the centerline to be described; thence South 27 degrees 48 minutes 32 seconds East, a distance of 440.36 feet to the southeast corner of said Lot 3 and there terminating.

The sidelines of said easement shall be prolonged or shortened to terminate on the south and north lines of said Lots 3 and 4.

Description Sketch for:

Karen Cords

Cad File: 113234000-VACATION CREATION SKETCH

Folder #: 7585  
 Drawn by: mdp

**PIONEER**engineering  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com  
 2422 Enterprise Drive  
 Mendota Heights, MN 55120

Sheet  
 1 of 1

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## PLANNING REPORT CITY OF INVER GROVE HEIGHTS

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**REPORT DATE:** October 9, 2013 **CASE NO.:** 13-49SU

**HEARING DATE:** October 15, 2013

**APPLICANT:** Power Dynamics, Inc.

**PROPERTY OWNER:** James Mueller

**REQUEST:** Determination of Substantially Similar Use

**LOCATION:** 7365 Concord Boulevard

**COMP PLAN:** Community Commercial

**ZONING:** B-3, General Business District

**REVIEWING DIVISIONS:** Planning **PREPARED BY:** Allan Hunting  
City Planner

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### **BACKGROUND**

The owners of the property currently operate Inver City Printing which is a printing business that is categorized as a permitted use in the B-3 District. The owner is planning to sell the property to another company. The other company, Power Dynamics is a sales/distribution company. They sell and distribute fluid sealing products (gaskets) to other repair or contractor companies. They stock product and sell either over the counter or ship product to customers. A unique function of the company is that they are able to make or manufacture gaskets on site with a die cutting machine that cuts out gaskets.

Within the B-3 District, a printing and publishing business is a permitted use. The current print shop is therefore a conforming permitted use. The applicant (Power Dynamics, Inc.) as they operate would fall under the category of "Wholesale Office and Showroom" which is a permitted use in the B-3 District. The definition that best fits **Wholesale Office and showroom** is called Office-Showroom is defined as the following:

"A building with gross floor area consisting of at least thirty percent (30%) finished office space, in addition to showroom, warehousing and distribution uses, including product display, storage, wholesale, and distribution of manufactured products, supplies, and equipment, but excluding bulk storage of materials that are flammable or explosive or that create hazardous or commonly recognized offensive conditions."

As the operation has been described to staff, the company has office space for office employees and sales staff and an order desk area where customers can pick up or place orders for product. The company is a wholesale and distribution business that sells and distributes manufactured products. The company does however produce or manufacture gaskets on site with the die cutting machine. The use of "manufacturing" is allowed in industrial districts, but not in the B-3 or other commercial districts. The ordinance does not define or produce a threshold of how much of a business's operation is manufacturing. Since there is manufacturing being conducted on site, all portions of the use cannot fall under the wholesale office and showroom definition. The amount of space utilized for manufacturing is very small since there is only one piece of equipment being used for manufacturing. Since this is not a major function of the operation, it could be considered accessory or ancillary to the warehouse distribution portion of the business.

Where a use, or portions of a use do not fit exactly any of the listed permitted or conditional uses identified in the use table in the Zoning Ordinance, there is a provision called Determination of Substantially Similar Use that is designed to address "gray areas" when deciding if a use fits within the use table. The Zoning Administrator may make a determination on a use question, or at his or her discretion, the request is referred to the City Council to make the determination. This process requires a public hearing with the Planning Commission who would then make a recommendation to Council. City Council would ultimately determine if a use is substantially similar.

In this case, the determination is to decide if the proposed use along with its manufacturing portion, is substantially similar to Wholesale Office and Show Room which is a permitted use in the B-3 District.

#### **EVALUATION OF REQUEST:**

The applicant has provided a sketch of the floor plan of the building and how their operation would utilize the space. The plan identifies approximately 3200 square feet devoted to office space and counter area which would be consistent with the requirement of needing at least 30% office space. The balance of the building is utilized for warehouse and distribution, approximately 4900 sq ft. The plan shows the die cutting machine in a corner of the building occupying approximately 150 square feet which covers the area of the machine plus employee operating space around the machine. In order for the manufacturing portion to be deemed accessory or ancillary, staff suggests some quantitative measure be used to limit the amount of manufacturing that occurs. This could be accomplished through establishing a maximum square footage or some other means. Staff suggests a limit of 10 to 15% of floor area.

The proposed use appears to operate in a similar fashion to the printing business. In both cases, the businesses take some raw material, produce a product (gaskets for Power Dynamics and brochures, folders, pamphlets for Inver City Printing) and then distribute the products to customers. Power Dynamics has indicated their operating hours are during normal business hours M-F and not open evenings or weekends.

## **ALTERNATIVES**

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

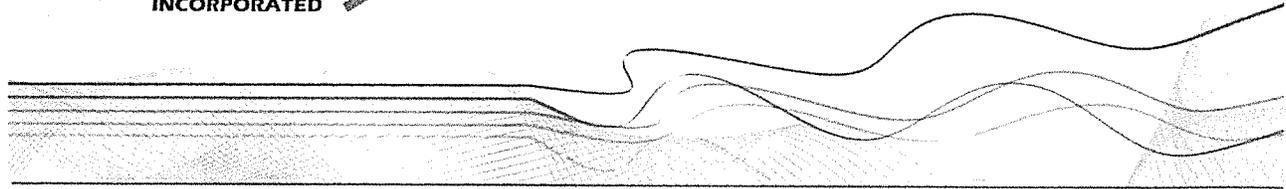
- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
- o A Determination of Substantially Similar Use that the proposed use is primarily Office-Showroom and with component of warehousing, but with ancillary manufacturing is substantially similar to Wholesale Office Show Room which is a permitted use in the B-3 District.
- B. **Denial** If the Planning Commission does not favor the proposed request, it should be recommended for denial. A basis for the denial must be provided with a denial recommendation.

## **RECOMMENDATION**

Staff makes a recommendation to City Council to find that the proposed use of a fluid sealing products (gaskets) company that sells, distributes, warehouses and manufactures gaskets is deemed to be similar to Wholesale Office and Showroom which is a permitted use, with ancillary manufacturing provided the business operates under the following restrictions:

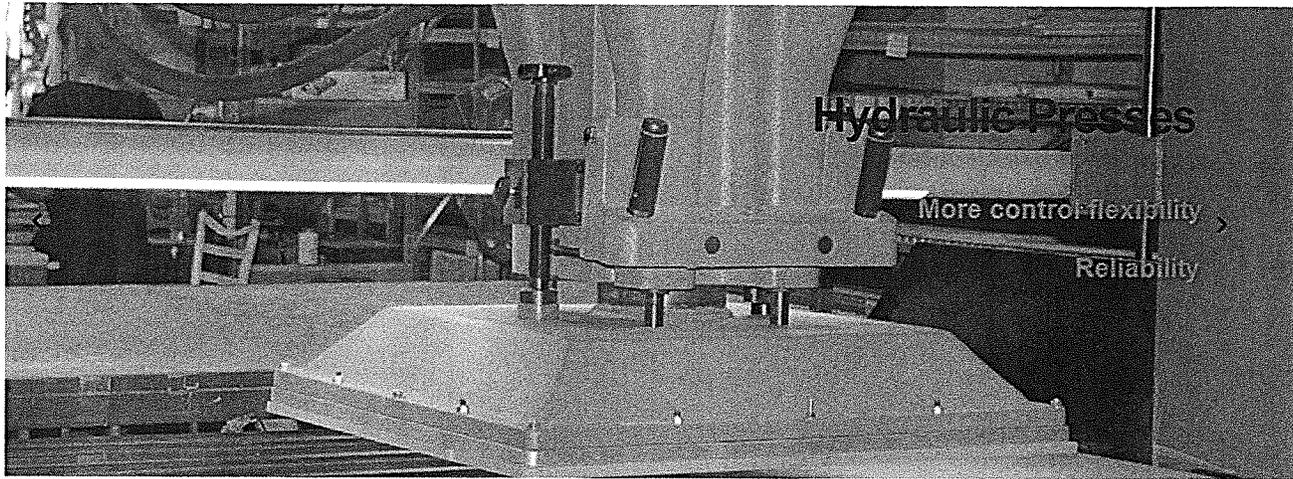
1. The site operates in conformance with the approved site plan for the on file with the Planning Department.
2. Area devoted to office space in the building shall maintain a minimum of 30% of the total floor area.
3. All operations shall occur within the building excepting shipping and receiving
4. The manufacturing portion of the business shall be limited to a maximum size of XX% of the floor area of the building (to be determined by Council).

Attachments: Exhibit A - Location Map  
Exhibit B - Copy of Pages from Power Dynamics website  
Exhibit C - Proposed floor plan



*your fluid sealing specialists*

- Home
- Products
- Services
- Resources
- Technology
- About Us



Power Dynamics produces fluid sealing solutions that increase equipment reliability, improve system performance, and reduce operating costs. Our customer benefits from a single source of contact for all their gasketing needs.

We combine cutting-edge technologies with industry expertise to create quality products that exceed performance expectations among our diverse customer base.

Call today and discover the many benefits of working with us! 800-959-3705



### Our Products

As a leading distributor for all major brands of fluid sealing products, Power Dynamics is uniquely positioned to provide the products you want, customized the way you need, and delivered with the fastest turnaround time available - all at a low cost.

Call today and discover how we can save you time and money!

[Learn More](#)



### Our Services

Power Dynamics provides a personalized approach to customer service, we pride ourselves on our extensive industry knowledge and sharing that with our customers so they can make the best decisions for their product applications.

We aim to exceed your expectations, call today to consult with a Power Dynamics specialist!

[Learn More](#)

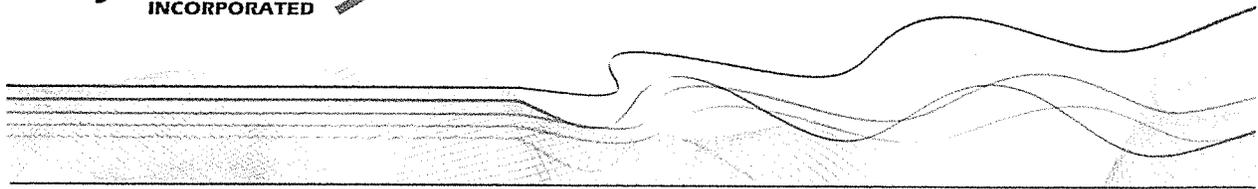


### Our People

Power Dynamics has a dedicated staff of industry professionals, with over 120 man years of knowledge. We work together to provide you with the best gasketing available for your unique business needs.

Trust Power Dynamics to take care of your fluid sealing needs so you can focus on your core business initiatives. Call today to learn more!

[Learn More](#)



*your fluid sealing specialists*

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## About Us Your Fluid Sealing Specialists



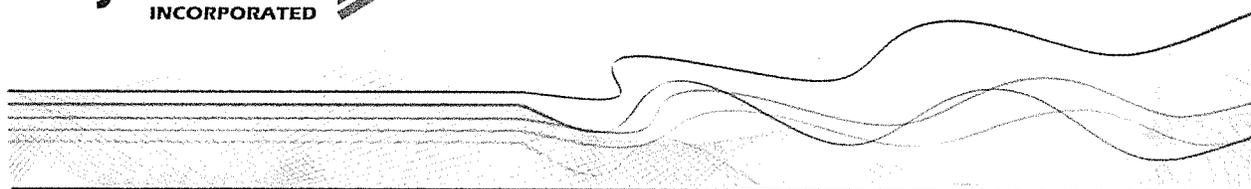
### Power Dynamics puts experience, knowledge, and cutting-edge technology to work for you.

Power Dynamics is a fully certified fluid sealing manufacturer, we have been stocking mechanical seals, braided packing and die-formed rings, gasketing materials in both sheet and cut form since 1971.

Using cutting-edge technology we ensure all orders are made to their exact specifications. Over 150 man years of industry knowledge aids in our customers success as we work with you to ensure you are getting the right product for your unique industry needs.

Our staff is dedicated to providing customer service excellence with expedited order turnaround at an affordable price.

### Power Dynamics has served these industries for over 40 years...



*your fluid sealing specialists*

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# Services Superior Customer Services




At Power Dynamics our dedicated professionals are committed to meeting your needs, we offer affordable products with a quick deliver time.

### Advantages:

- \$25.00 minimum order placement.
- 1-2 day kick out for on time deliver.
- Expediting available and drop shipping available.
- Contract pricing and large quantity discounts.

### Extended Services

- Factory Sales Representatives and Application Engineers available for problem solving
- Fast responsive customer service support
- In plant surveys of equipment and processes
- Technical literature to provide up to date product enhancements and changes
- Onsite troubleshooting during shutdowns
- Cost-saving Inventory Warehouse programs
- Custom fabricating
- On-time delivery





Approximately 8262 total sq ft of space  
Approximately 4911 sq ft of product storage

128.3

30.0

Approximately 957 sq ft of city desk area

31.5

Approximately 2244 sq ft of office space

67.2

64.4

Approximately 150sq ft of  
manufacturing area

20.0

7.5

26.0

Bathroom

Bathroom

Storage

Office

Office

Office

Office

Office

Office

Office

**P L A N N I N G     R E P O R T**  
**CITY OF INVER GROVE HEIGHTS**

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**REPORT DATE:** October 7, 2013

**CASE NO:** 13-34ZA

**APPLICANT:** Darvan Acres Nature Center (Vance Grannis, Jr.)

**PROPERTY OWNER:** Vance Grannis Jr. and other property owners

**REQUEST:** Comprehensive Plan Amendment and Zoning Ordinance Amendment

**HEARING DATE:** October 15, 2013

**LOCATION:** West side of Barnes Avenue between the 9000 and 9200 block

**COMPREHENSIVE PLAN:** RDR, Rural Density Residential

**ZONING:** E-1, Estate Residential

**REVIEWING DIVISIONS:** Planning

**PREPARED BY:** Allan Hunting  
City Planner

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**BACKGROUND**

The applicant has made application to amend the comprehensive plan text and land use designation of the property and amend the zoning ordinance to allow a nature center use complex.

Darvan Acres outdoor Skills & Environmental Education Center (Darvan Acres) has been the subject of discussion in the city for over five years in connection with a conservation easement and other matters. The property is a combination of approximately 133 acres located on the west side of Barnes Avenue and includes part of the Marcott chain of lakes area.

Darvan Acres proposes to protect, preserve and enhance, via a conservation easement, over 130 acres of lakes, wetlands, oak forests with 150 to 200 year old oak trees, and prairie for the benefit of future generations. In addition the Education Center will educate both children and adults about the natural environment. The applicant hopes the creation of the nature center will provide educational opportunities for future generations.

The plan for the nature center includes an interpretive center which would consist of a campus of two new buildings for education and instruction. A senior housing component is also being requested to be part of the overall complex. Other physical improvements would include parking lots and access roads for the interpretive center and senior housing buildings. All would be constructed once funding is obtained.

The proposed zoning code and comp plan amendments would allow Darvan Acres to proceed with the conservation easement which would be considered “open space” under the amendments. In addition the amendments will allow the Education Center to commence operations and seek funding to support the Center’s activities.

### EVALUATION OF THE REQUEST

The specific applications being requested are:

1. Comprehensive Plan Amendment to change the land use designation of the properties to a dual designation of RDR, Rural Density Residential and PO, Private Open Space
2. A Text Amendment to the Comprehensive Plan addressing the nature center use in the RDR and PO land use categories
3. An Ordinance Amendment to allow the Outdoor Skills/Nature Center use as a permitted use in the E-1, Estate Residential District.

### COMPREHENSIVE PLAN

As stated earlier, the current designation of the area in question is RDR, Rural Density Residential (2.5 acre min lot size). Nearly the entire southern portion of the city is designated RDR and does not have city sewer or water.

The Comprehensive Plan includes the following to define the RDR district:

“The rural density residential category features lots or parcels of 2.5 acres or more containing detached single-family housing without public water or sanitary sewer facilities. In addition to housing units, lots in this area are likely to have accessory uses such as small storage buildings associated with hobby farms and other related uses.”

The Comprehensive Plan also identifies 16 polices that are to guide the district. I have selected those that seem the most relevant to this application:

- “1. Maintain the rural character of established neighborhoods.”
- “3. Allow development with private, on-site utility systems. The city does not plan to extend water or sanitary sewer in to rural development areas except in cases of environmental problems with existing on-site systems.”
- “4. Create a quality living environment that is adapted to the natural environment.”
- “7. Where possible and appropriate, encourage design patterns that integrate quality environmental resources such as wetlands or mature trees.”
- “9. Limit housing to single-family, detached house capable of being supported by on-site utility systems.”

The Comprehensive Plan includes the following to define the Private Recreation/Open Space district:

“Private Recreation/Open Space is a land use category that identifies private land areas which are used for recreation purposes and have the appearance of open lands (i.e. golf course, gun clubs, nature areas, or common open space.) The intent of the comprehensive plan is to guide these uses as they are known today to ensure a public process for future re-guiding should be development intentions of such property change.”

Policies for the district are as follows:

- “1. Ensure areas used for private recreation and open space areas are able to continue operating under current conditions.”
- “2. Ensure future redevelopment of private recreation and open space areas is conducted through an informed and transparent public planning process.”

The Parks and Recreation chapter of the Comprehensive Plan also has language on nature centers. The Natural Resources subheading in the chapter has the following text:

“The City should also encourage and support the development of private nature centers on private property as a means to preserve environmentally sensitive natural areas and further encourage residents to participate in nature-based activities and education.”

Staff sees that in order for nature centers to be allowed at the subject location, the land use category must be amended. The RDR District is intended to serve single family residential on minimum 2.5 acre lots on private well and septic systems. There is no reference to nature center/open space type uses.

The 2030 Comprehensive Plan identified the opportunities to allow for natural area/open space and nature center type uses that are private. The Private Recreation/Open Space category was created for just this type of use.

Since the time line for complete construction of the whole nature center complex is unknown, staff suggested this dual use designation as it leaves the existing category in place until development occurs and then the use of property is governed by the Private Recreation designation once the site is functioning as a nature center.

In order for both categories to specifically address the use, staff is suggesting text changes to both the RDR and PO districts. Since the use would involve a senior living facility on a private system, the RDR district has to identify this specific higher density use in conjunction with a nature center. More text is suggested in the PO district to further define the intent of nature centers.

With the changes suggested, staff believes the two categories allow for nature centers as recommended the comprehensive plan.

The comprehensive plan still needs to go through the Met Council review process which will take approximately an additional 60 days.

### ZONING CODE AMENDMENT

The applicant is also requesting an amendment to the zoning ordinance to allow the nature center type use in the E-1 District. Staff has been working with the applicant on defining the use and providing some performance standards for the physical development of the site. All of the uses listed would be permitted uses. Although the Outdoor Skills & Environmental Education Center would be a permitted use, new construction of any of the proposed facilities will require a site plan review by planning staff, the Planning Commission and Council and must comply with the performance standards for setback, landscaping, drainage, parking, etc. that are required of similar facilities.

Staff anticipates this to be a unique use and opportunity in the city. We do not expect other such uses to pop-up after the code is adopted. The ordinance is designed to require a large portion of acreages and much of that must be in a permanent conservation easement dedicated to the County. This would preserve the natural features of the site and allow building construction only those areas that are not encumbered by the ordinance.

The nature center proposes a senior housing component that would consist of independent and assisted care housing. The applicant has indicated the senior housing component complements the open space nature center and provides the opportunity for the persons living there to volunteer to help at the nature center. Allowing a multiple family type development is a departure from the development pattern that exists in the southern half of the city. The zoning ordinance currently allows multiple family developments only in areas with city services. The code amendment would specifically allow senior housing only when in conjunction with a nature center. The amendment has been drafted so the senior component has been so narrowly defined; it could not be replicated elsewhere based on land ownership and lot patterns as they exist in the city today. Staff felt that if the senior multiple housing was to be allowed, it should be at the same density pattern as allowed in the E-1 District which is on 2.5 acres lots. The entire property that would be part of the nature center would be a total of 133 acres. This would allow a total 53 potential units or lots. Therefore, staff would recommend that the senior housing component be limited to no more than 53 living units. The proposed ordinance contains this provision. The applicant has been working with the Inspections Department on a private treatment system that is designed for multiple unit housing.

### ALTERNATIVES

The Planning Commission has the following actions available on the following request:

- A. Approval. If the Planning Commission finds the application to be acceptable, the following action should be taken:

- Approval of the Comprehensive Plan Amendment to change the land use designation providing a dual designation of RDR and PO and text amendments to provide for the nature center use in these categories subject to the following conditions:
    1. The plan shall not become effective until all approvals have been granted by the Met Council and the City.
    2. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.
    3. The Metropolitan Council shall not make a finding that the comprehensive plan amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.
  - Approval of an Ordinance Amendment to allow nature center/outdoor skills in the E-1 Estate Residential District as a permitted use with performance standards listed in ordinance.
- B. **Denial.** If the Planning Commission does not favor the proposed application the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

### **RECOMMENDATION**

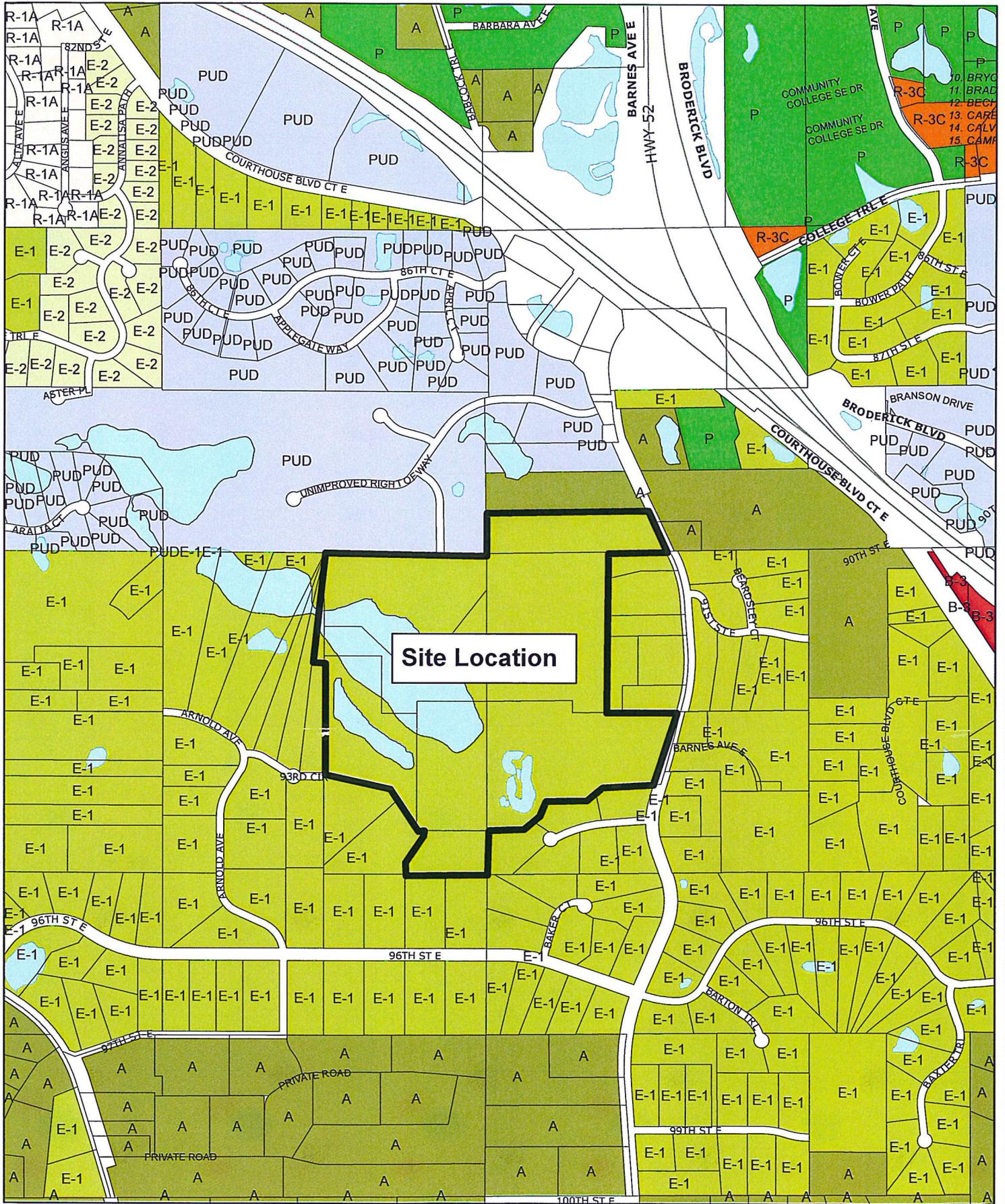
Based on existing language in the Comprehensive Plan that identifies the opportunity to provide for private nature centers/open space, staff supports the concept of a nature center at this location. Staff has worked with the applicant on the language of the ordinance amendment and text change to make sure it meets the needs of both parties. Staff recommends approval of the request as presented.

Attachments: Site Location Map  
Comp Plan Map  
Site Plan Detail Maps  
Existing Trails Map  
Senior Housing Site Details  
Illustrations of Interpretive Center  
Use Descriptions provided by Applicant  
Proposed Ordinance  
Proposed Comp Plan Text Changes  
Letter from Resident



# Location Map

## Case No. 13-34ZA

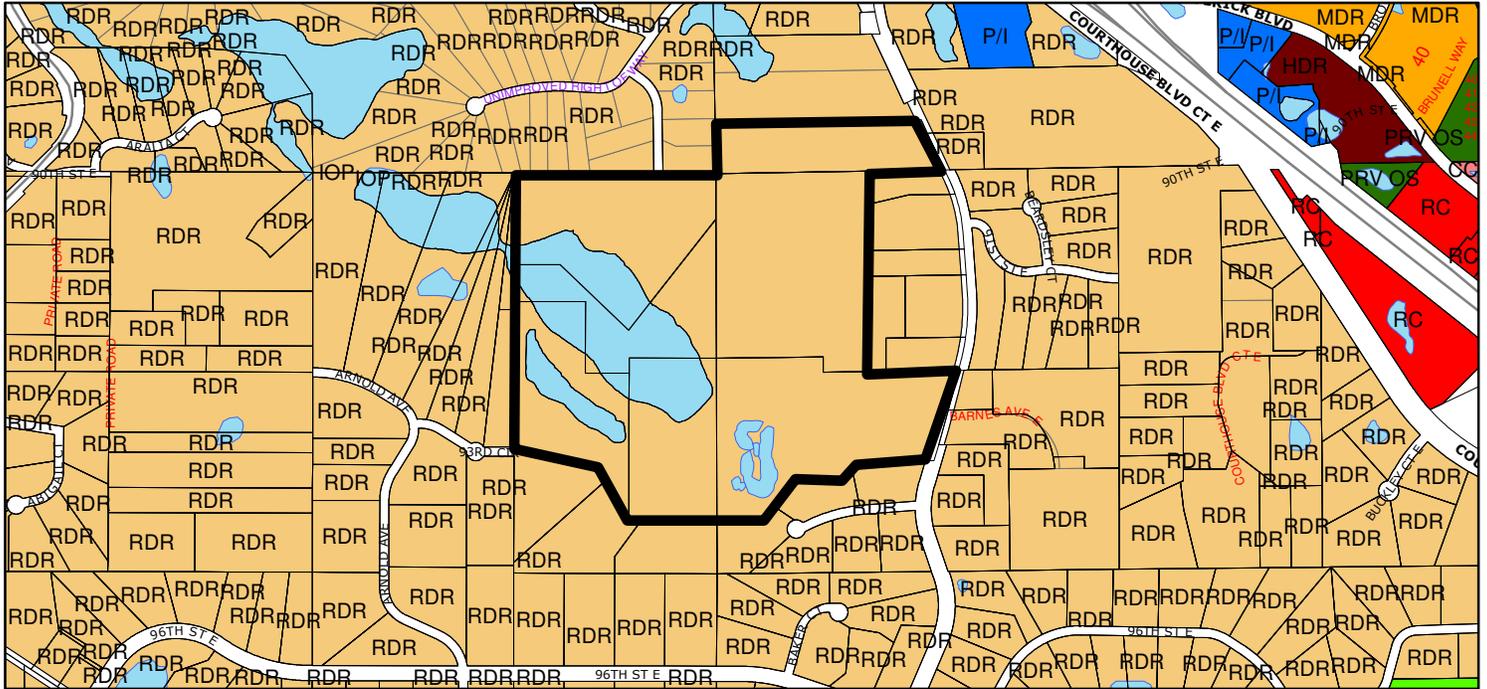




# Darvan Nature Center Inc. Comprehensive Plan Amendment



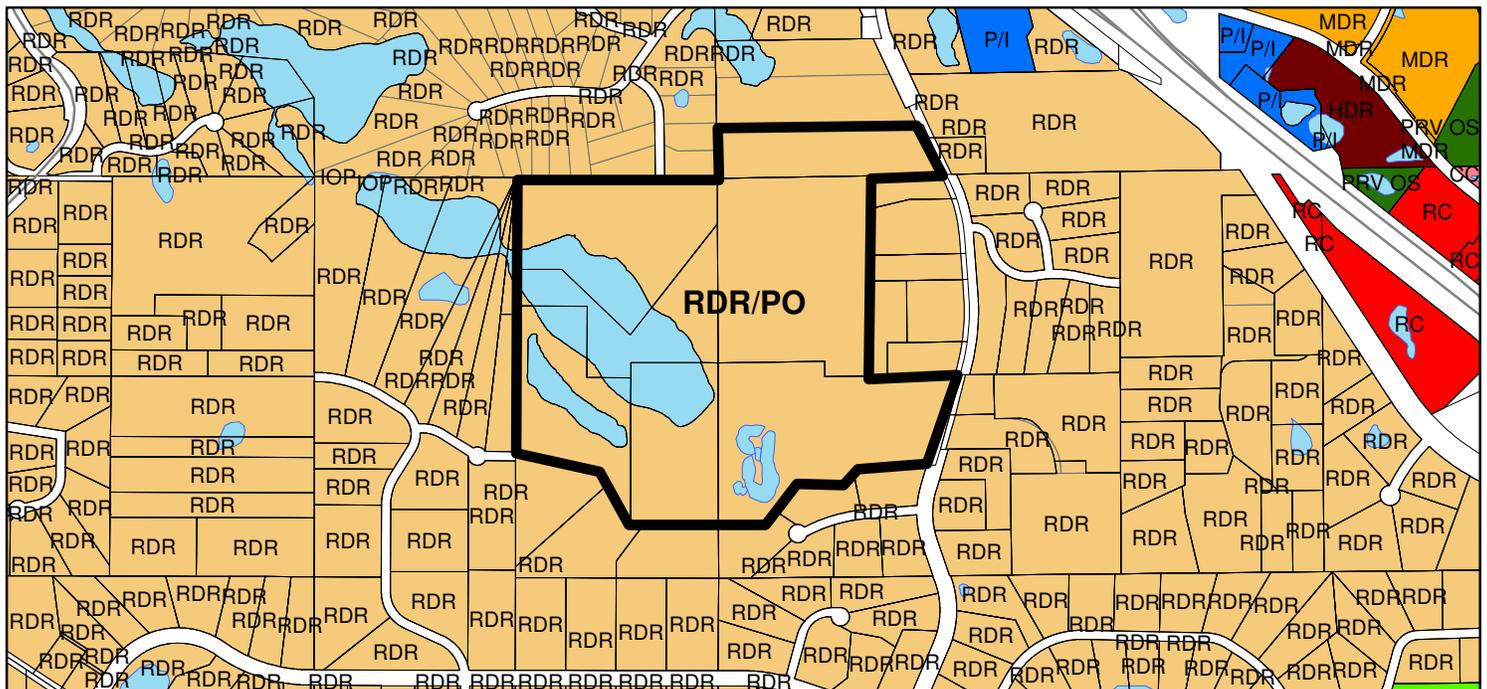
## Existing



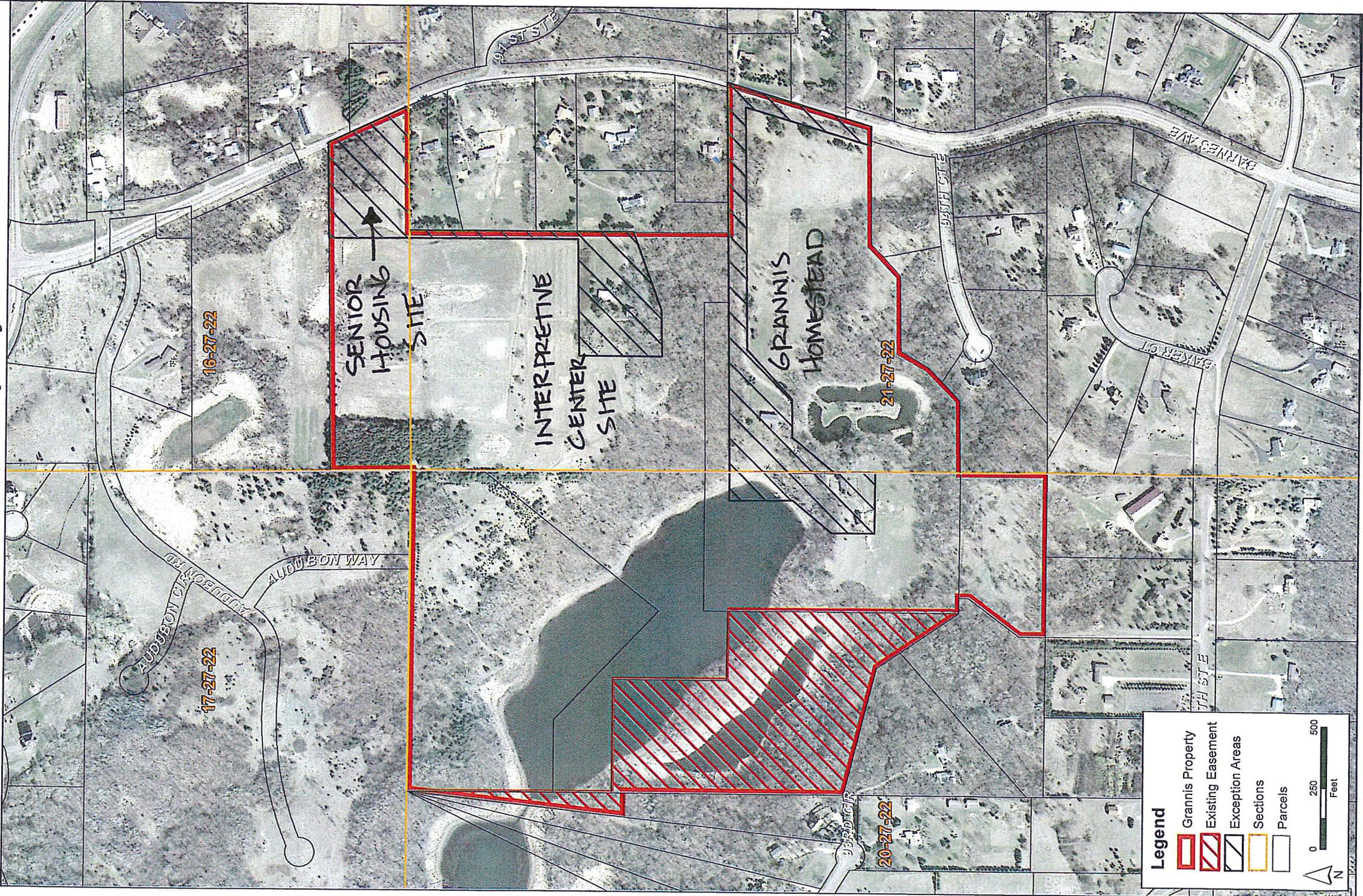
**RDR = Rural Density Residential (2.5 acre lots)**

**PO = Private Open Space**

## Proposed



# Grannis Property



**Legend**

- Grannis Property
- Existing Easement
- Exception Areas
- Sections
- Parcels

0 250 500 Feet

DAKVAH ACRES EXISTING TRAIL SYSTEM 2015

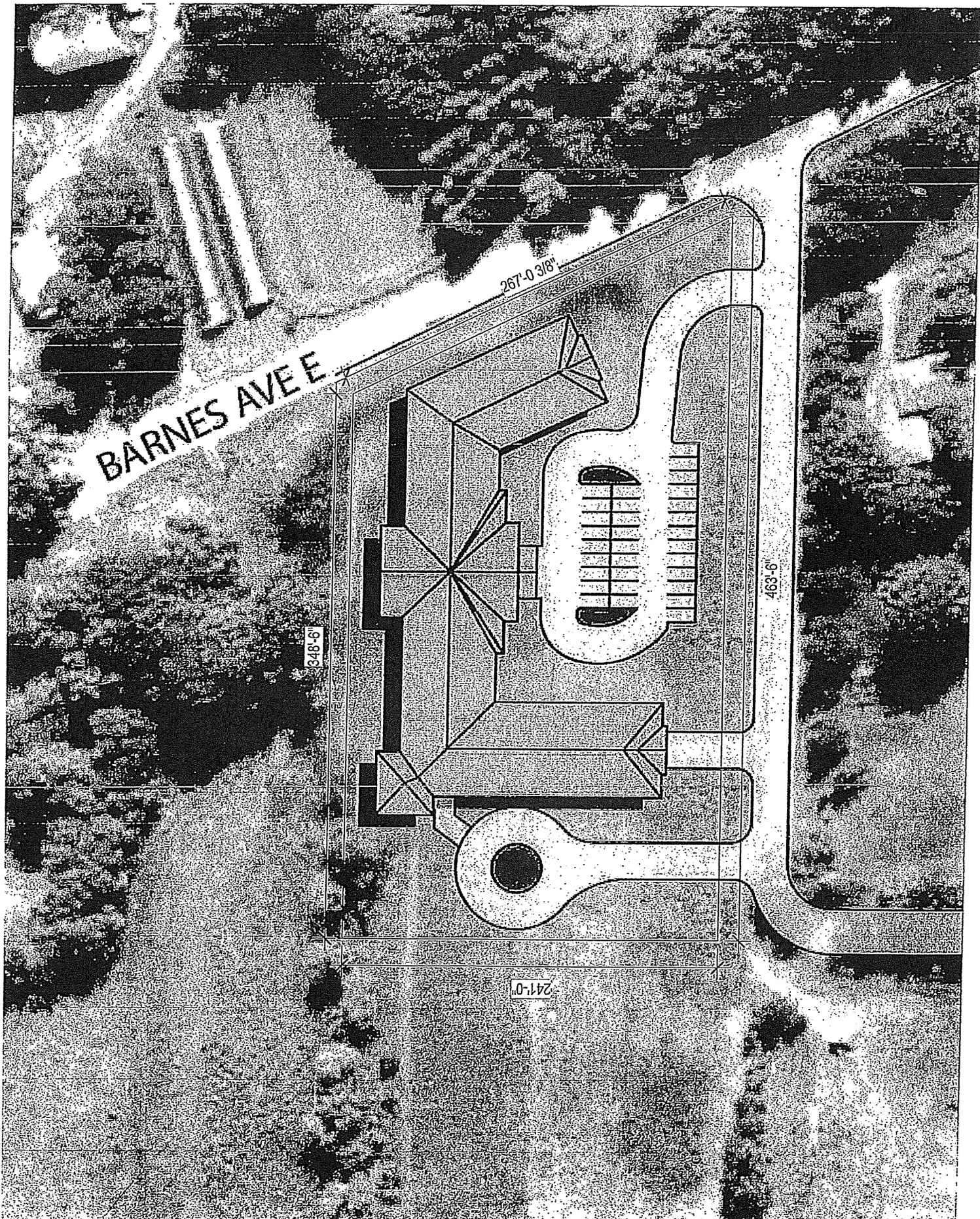


Marcott Lakes

Winter Crossing ⚠ Winter Crossing

Google earth

© 2012 Google



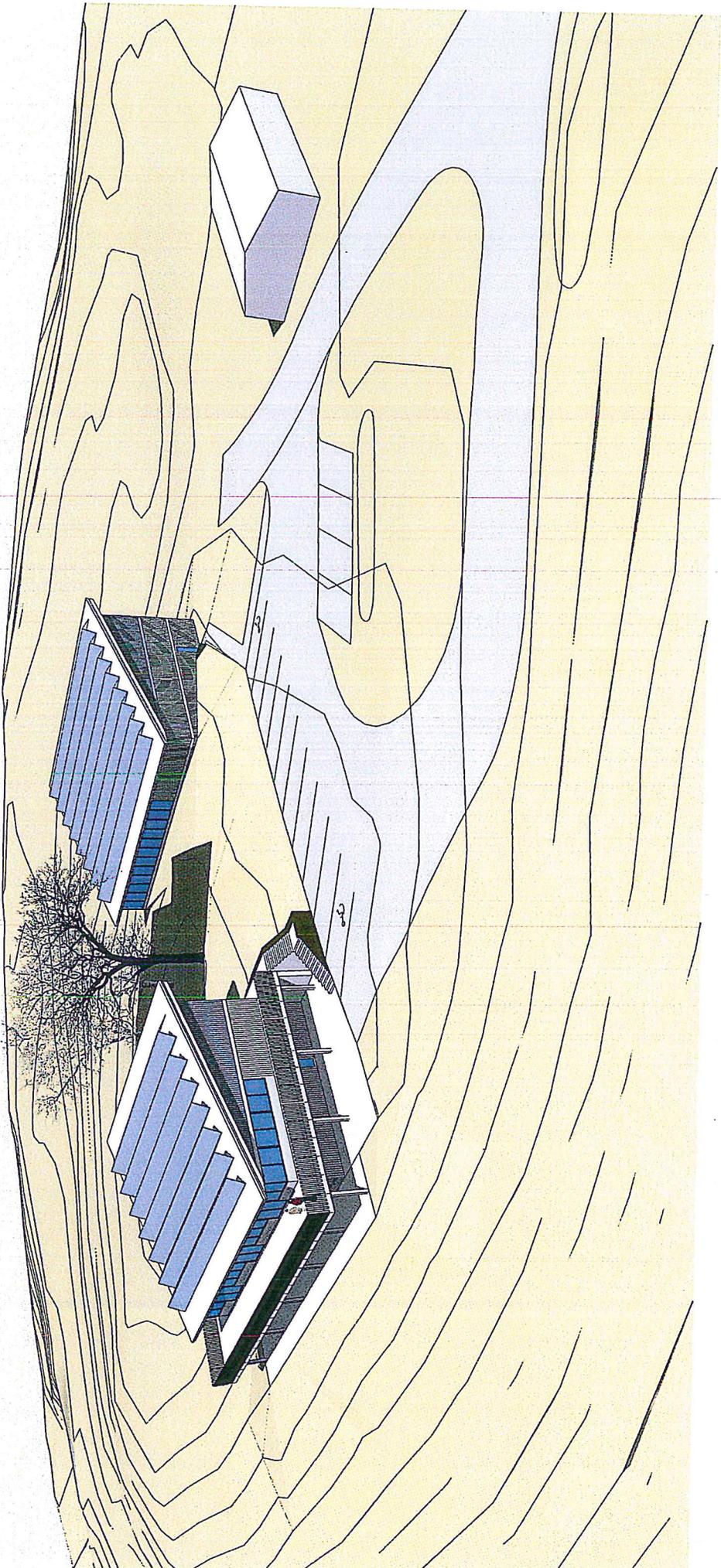
**EXHIBIT**  
Scene 1



EXHIBIT

Scene 2

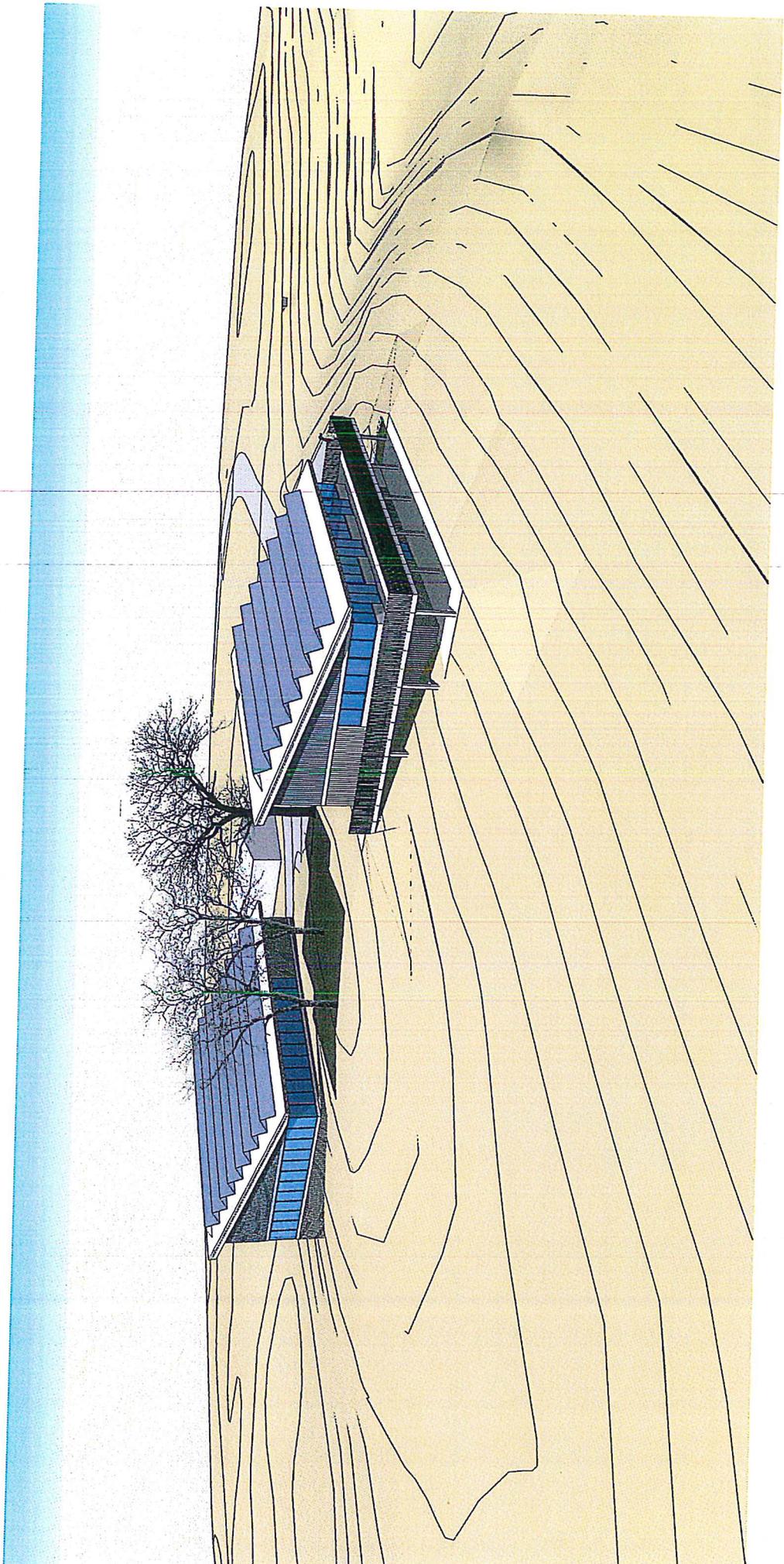
bbbles



**EXHIBIT**

Scene 3

tabbles



## Darvan Acres Outdoor Skills and Environmental Education Center

Types of Classes: Some of these classes will not occur until funding is obtained to construct an Environmental Education Center on site.

- 1) Classes on innovative and problem solving environmental issues.
- 2) The Education Center will develop environmental programs that can be replicated elsewhere in Minnesota and the Nation.

Students will:

- Explore the Natural Environment in woods and ponds and learn the interactions of insects, birds, amphibians and animals in their natural environment.
- While hiking interpretive trails, learn to see and identify plants, insects, birds and other wildlife in their natural habitat.
- The book "Last Child in the Woods" by Richard Louv explains that many of today's youth are affected with "Nature Deficit Disorder." The Education Center is designed to help thousands of children avoid the "Nature Deficit Disorder."
- Educating children about the natural environment does much more than teach them about nature. It stimulates their thinking, sense of adventure and desire to learn more in other areas as well. Studies have shown that children exposed to the natural world make better engineers, doctors, teachers, scientists and lawyers. In conjunction with neighboring school districts, the Education Center will be a preparatory school for future scientists, engineers and innovators with a curricular focus on nature, math, science, engineering and technology aimed at the grades 4 to 9 level.
- A first-class environmentally immersed school where children (early childhood through K-12 and beyond) learn to recognize and identify plants, insects, birds, amphibians and other animals in their natural environment.
- Thousands of students, youth to seniors, immersed in natural surroundings as they value and learn the importance of environmental stewardship with a greater appreciation of our natural resources.

- Programs will allow adults and youths to capture nature's beauty through a variety of art mediums, including photography, painting, drawing and sculpting.
- Outdoor skills training for all ages to perpetuate Minnesota's Outdoor heritage, including camping, hiking, fishing, canoeing, survival skills, maple syrup gathering, gun safety, hunting and archery.
- Programs will be designed and taught by knowledgeable staff and volunteers with the requisite experience in their respective fields.
- In addition to on site naturalists, the Education Center will have experts with MA's in teaching and will partner with the local school district and community college so that students will have the benefit of these institutions as well. Also, many exceptionally qualified people have already volunteered to teach various outdoor skills classes.
- Scouts will practice outdoor skills and qualify for merit badges.
- Classes by the national organization "Leave No Trace" will teach environmental ethics in using national parks, forests and other natural public areas.
- The Center will take the lead in conservation by using best practices in energy and building integration and by meeting or exceeding LEED standards. The Center will showcase current technology in geothermal heating and cooling, solar energy and wind technology to assist in teaching classes on these subjects.
- The Center will utilize sustainable building practices with recycled products in construction and teach the public the benefit energy conservation provides for protecting the environment.
- The Center has already established a working partnership with the internationally recognized Wildlife Rehabilitation Center of Minnesota in releasing back to the natural habitat orphaned and injured wildlife.
- The Education Center will promote ecological preservation and sustainable land uses. Classes in organic farming will demonstrate the relationship between conservation and agriculture. Classes in bee keeping, which will teach the importance of bees to agriculture.

A combination of Pre-School/Independent Living Center will:

- Provide intergenerational interaction and provide a source of senior volunteers to assist at the Center.

Prior to construction of the Education Center indoor classroom instruction may be provided at Simley High School and Inver Hills College. The Center can provide "outdoor classrooms" in the natural environment to supplement the indoor classes.

Currently, there is more than adequate gravel parking areas for the limited use taking place. Composting satellite toilets are provided for this limited use.

As the use expands an expanded parking area will be developed and indoor toilet facilities will be provided in the Education Center when it is built.

The goals of the Outdoor Skills and Environmental Education Center ("Education Center") 501 (c) 3 non-profit corporation are:

### **Environmental Protection**

Acquiring and Protecting 250 acres of incredibly pristine lakes, oak woods and prairie that abound with wildlife that offers tremendous opportunities to increase people's awareness, understanding and appreciation for our natural world.

- The Center's convenient metropolitan location in Inver Grove Heights will make the classes and natural environment readily accessible to many who do not have the time nor money to travel to outstate Minnesota to enjoy these benefits.
- Major funding for acquiring the 250 acres has already started through the Dakota County Farmland and Natural Areas Program, which is in the process of acquiring Conservation Easements over the land thereby making it possible for the Center to acquire the fee title by either donations or a reduced cost. Restoration is already being accomplished, largely through volunteer efforts and partnering with organizations such as Pheasants Forever and Ducks Unlimited. Many members of the Minnesota Outdoor Heritage Alliance (MOHA) have supported and assisted the Education Center in trying to achieve its goals.

### **Environmental Education**

- The Education Center will foster innovation and problem solving for the environment as its core value.
- The Education Center will be a preparatory school for future scientists, engineers and innovators with a curricular focus on nature, math, science, engineering and technology aimed at the grades 4 to 12 level.
- Programs will be developed at the Education Center that can be replicated elsewhere in Minnesota and The Nation.
  - The widely acclaimed book "Last Child In The Woods" by Richard Louv explains that many of today's youth are affected with "Nature Deficit Disorder." There is a strong movement for "No Child Left Inside." The Education Center is designed to help thousands of children avoid the "Nature Deficit Disorder" and to see that they are not left inside.
  - Educating children about the natural environment does much more than teach them about nature. It stimulates their thinking, sense of adventure and desire to

- learn more in other areas as well. Studies have shown that children exposed to the natural world make better engineers, doctors, teachers, scientists and lawyers.
- A first-class environmentally immersed school where children (early childhood through K-12 and beyond) learn to recognize and identify plants, insects, birds, amphibians and other animals in their natural environment.
  - Thousands of students, youth to seniors, immersed in natural surroundings as they value and learn the importance of environmental stewardship with greater appreciation of our natural resources.
  - Programs will allow adults and youths to capture nature's beauty through a variety of art mediums including photography, painting, drawing and sculpting.
  - Outdoor skills training for all ages designed to perpetuate Minnesota's Outdoor heritage.
  - Programs will be designed and taught by knowledgeable staff and volunteers with the requisite experience in their respective fields.
  - In addition to on site naturalists the Education Center will have experts with MA's in teaching and will partner with the local school district and community college so that students will have the benefit of these institutions as well. Also, many exceptionally qualified people have already volunteered to teach various outdoor skills classes.

### **Environmental Conservation/Renewable Energy**

- The Center will take the lead in conservation by using best practices in energy and building integration and by meeting or exceeding LEED standards. The Center will showcase current technology in geothermal heating and cooling, solar energy and wind technology.
- The Center will utilize sustainable building practices with recycled products in construction and teach the public the benefit energy conservation provides for protecting the environment.
- The Center has already established a working partnership with the internationally recognized Wildlife Rehabilitation Center of Minnesota in releasing back to the natural habitat orphaned and injured wildlife.
- The Education Center will promote ecological preservation and sustainable land uses.

Hi, My name is Ronald H. Bakken, I  
live at 1905 96th St E ILL, my  
property backs up to Vance Lhannis Jas.  
property on the south side. I  
cannot make the Oct 15th meeting, so  
I am writing this letter. I have  
known Mr. Lhannis and his family  
for many years, since grade school  
actually. I just want to say  
that I 100% support what Mr. Lhannis  
is trying to do. I think it is  
a wonderful opportunity for our  
children & children to come. To  
Enjoy and learn about our environment.  
and what a better place than here  
in ILL, and yes I feel Finearns Safety  
is very important. Sincerely Don  
CELL # 612-845-6816

**CITY OF INVER GROVE HEIGHTS  
DAKOTA COUNTY, MINNESOTA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE,  
TITLE 10, (ZONING ORDINANCE) REGARDING ADDING LANGUAGE  
ADDRESSING OUTDOOR SKILLS AND ENVIRONMENTAL EDUCATION  
CENTER OPEN AREA AND NATURE CENTERS**

---

THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS ORDAINS AS  
FOLLOWS:

**Section One. Amendment.** Title 10, Chapter 2, RULES AND DEFINITIONS  
of the Inver Grove Heights City Code is hereby amended to add the following:

10-2-2:       **DEFINITIONS:**

**OUTDOOR SKILLS AND ENVIRONMENTAL EDUCATION CENTER OPEN AREA AND  
NATURE CENTERS:** An area of 120 or more contiguous or adjacent acres under the same  
ownership or control with at least 105 acres being subject to a Permanent Natural Area  
Conservation Easement dedicated to a governmental agency. Activities within the  
Outdoor Skills and Environmental Education Center include, but are not limited to the  
following: Preservation of environmentally sensitive natural areas; habitat restoration;  
providing opportunities for formal and informal environmental education and nature  
appreciation by people of all ages; wildlife observation areas; outdoor skill education  
such as identifying birds, plants and wildlife, wildlife photography, hiking, camping,  
portaging a canoe, fishing, hunting, archery, gun safety, organic farming and orchards.  
Snowshoeing, cross country skiing, wildlife art, beekeeping; maple syruping; with all  
appropriate facilities including, but not limited to pre-school facilities combined with  
senior independent/assisted care and hospice facilities of not more that 53 total living  
units. Facilities for treating and releasing orphaned and injured wildlife, intern/security  
housing, equipment storage and maintenance buildings, greenhouses, and interpretive  
center with offices.

**Section Two. Amendment.** Title 10, Chapter 6, LAND USE MATRICES of the Inver Grove Heights City Code is hereby amended to add the following:

**10-6-1: LAND USES IN ALL RESIDENTIAL DISTRICTS:**

Use	Zoning District												
	A	E-1	E-2	R-1A	R-1B	R-1C	R-2	R-3A	R-3B	R-3C	R-4	MF-PUD	MU-PUD
<b>Permitted Uses</b>													
<u>Outdoor Skills and Environmental Education Center/Open Area and Nature Centers</u>		P											

**Section Three. Amendment.** Title 10, Chapter 15, PERFORMANCE STANDARDS, of the Inver Grove Heights City Code is hereby amended to add the following section:

**10-15-35: Outdoor Skills Area and Environmental Education Center Open Area and Nature Centers:** Where permitted, the use shall be subject to the following conditions:

- A. The use shall only be allowed on a site that contains at least 120 acres contiguous to each other or adjacent to under the same ownership or control. At least 105 of the total acres must be subject to a recorded permanent natural area conservation easement in favor of a governmental body.
- B. the interpretive center shall mean and include the following:
  - 1. Administrative offices.
  - 2. Activity/display/classrooms/storage.
  - 3. Restrooms.
  - 4. Open air shelters/pavilions.

5. Environmental pre-school.
  6. Indoor gun safety area.
  7. Parking lot and roadways in conformance with performance standards found in the zoning ordinance.
  8. Interpretive center shall be limited to no more than two new buildings.
  9. All new buildings, parking areas, roadways must be on a site plan approved by the city per Section 10-15J. Site Plan Review and meet performance standards of the city code.
- C. senior housing component shall mean and include the following:
1. independent/assisted care; hospice facilities combined with senior independent and assistance housing.
  2. environmental pre-school allowed only in combination with the senior housing component or the interpretive center.
  3. Must be constructed on a parcel that adjoins the nature center campus site provided no more than one building total shall be allowed over the entire use area.
  4. Not more than one building shall be allowed for senior housing described above.
  5. The building shall be limited to 53 living unit.
  6. Must be subject to an agreement between the city and the owners of the facility that the building will be used for senior housing within the meaning of the Federal Housing For Older Persons Act of 1995, as amended from time to time and within the meaning of Minnesota Statute § 363A.21, as amended from time to time.
  7. Shall be allowed on a private treatment system and does not require the extension and connection to city sewer and water. If city services become available, the building must connect to city sewer per standards found in the city code.
  8. All buildings, parking areas, roadways must be on a site plan approved by the city per Section 10-15J. Site Plan Review and meet performance standards of the city code.
- D. the natural area conservation easement shall be permanent and cannot be terminated or removed without city consent.

**Section Four. Effective Date.** This Ordinance shall be in full force and effect upon its publication as provided by law.

Passed in regular session of the City Council on the \_\_\_\_ day of October, 2013.

**CITY OF INVER GROVE HEIGHTS**

By: \_\_\_\_\_  
George Tourville, Mayor

ATTEST:

\_\_\_\_\_  
Melissa Kennedy, Deputy City Clerk

PROPOSED TEXT AMENDMENT TO  
2030 COMPREHENSIVE PLAN

(Vance Grannis - Darvan Acres Nature Center Inc.)

Chapter 2 - Land Use

**Rural Density Residential (RDR)**

Page 2-9, add the following paragraph to the end of the section:

In addition to the above uses, the Rural Density Residential category may also include private nature center combining uses such as outdoor skills and environmental education center/open space that would be further defined in the zoning ordinance.

**Rural Density Residential Policies**

Page 2-12, add the following:

17. Any nature center including outdoor skills and environmental education center/open space shall be designed to be consistent with the Rural Density Residential policies creating a quality living environment that is adapted to the natural environment. A nature center may be allowed a senior independent/assisted care facility on a private treatment system as further defined by standards in the zoning ordinance.

**Private Recreation/Open Space**

Page 2-30, amend to add the following phrase:

Private Recreation/open space is a land use category that identifies private land areas which are used for recreational purposes and have the appearance of open lands (i.e. golf courses, gun clubs, nature areas/**nature centers** or common open space). The intent of the comprehensive plan is to guide these use as they are known today to ensure a public process for future re-guiding should the development intentions of such property change.

**Private Recreation/Open Space Policies**

Page 2-30, add the following:

3. Allow for private nature centers combining such uses as outdoor skills and environmental education center/open space with a senior independent/assisted care living component as defined by standards in the zoning ordinance.