

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, May 5, 2020 – 7:00 p.m.
REMOTE MEETING

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

Commissioners Present: Pat Simon
Tony Scales
Joan Robertson
Jonathan Weber
Elizabeth Niemioja
Annette Maggi
Brett Kramer
Armando Lissarrague
Dennis Wippermann

Commissioners Absent:

Others Present: Allan Hunting, City Planner
Heather Botten, Associate Planner
Heather Rand, Community Development Director

APPROVAL OF MINUTES

The minutes from the April 21, 2020 Planning Commission meeting were approved as submitted.

DAKOTA ELECTRIC – CASE NO. 20-09C

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit (CUP) to install a 58' antenna whereas 52.5' is the maximum height allowed in the Agricultural zoning district, for the property located at 10583 Barnes Avenue. 13 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is requesting a CUP to install a monopole antenna 58' in height whereas 52.5' is the maximum height allowed in the Agricultural zoning district. The antenna would be installed as part of the permitted use of a substation on the property. The antenna would be used to provide internal communications back to the Dakota Electric control center. A CUP for a 90' antenna was approved in 2008, but since it was never installed the CUP became void. The site grading, stormwater management, and landscaping was completed in 2008-2009 in accordance with the original Council approval. The closest home is over 500' away to the west. The installation of the tower would reduce the amount of truck traffic to the site as Dakota Electric would be able to remotely operate the substation. Staff recommends approval of the request with the conditions listed in the report. Staff received two general inquiries from surrounding property owners.

Chair Maggi asked what the rationale was behind the 52.5' standard.

Ms. Botten replied that the zoning code allows antennas to be 1-1/2 times the height allowed in that district. The maximum height in the Agricultural district is 35', and 35' x 1.5 equals 52.5'.

Opening of Public Hearing

Craig Knudsen, Dakota Electric, 4300 - 220th St W, Farmington, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Knudsen replied in the affirmative. He advised that this is an extension of what they originally planned for, however, based on the equipment that is being used today they were able to reduce the height from what was originally anticipated.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Scales, to approve the request for a conditional use permit to install a 58' antenna whereas 52.5' is the maximum height allowed in the Agricultural zoning district, for the property located at 10583 Barnes Avenue.

Motion carried (9/0). This item goes to the City Council on May 11, 2020.

The meeting was unanimously adjourned at 7:09 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary