

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, October 1, 2019 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

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

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

Commissioners Absent: Jonathan Weber (excused)

Others Present: Heather Botten, Associate Planner
Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the September 17, 2019 Planning Commission meeting were approved with one correction.

CLARK ROAD PROPERTIES – CASE NO. 19-39PR

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a major site plan review for Phase II of an outdoor storage facility, for the property located at 11305 Clark Road. 5 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant's property is 24 acres in size and is zoned I-2, General Industrial. The applicant is asking for a major site plan approval of Phase II to allow outdoor storage on the southern portion of the property. No structure is being proposed. The screening and landscaping requirements have already been met. Staff recommends approval of the request with the nine conditions listed in the report. Staff did not hear from any of the surrounding property owners.

At Commissioner Simon's request, Ms. Botten showed where Phase II was located.

Opening of Public Hearing

Max Steininger, 3070 Lexington Avenue S, Eagan, advised he was available to answer any questions.

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

Mr. Steininger replied in the affirmative.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Wippermann had no issue with the request but questioned whether this process should have taken place prior to the project being built.

Ms. Botten replied in the affirmative, stating in this case Phase II was shown on the Phase I plan but they did not approve it at that time because the exact boundaries had not yet been determined.

Planning Commission Recommendation

Motion by Commissioner Niemi, second by Commissioner Wippermann, to approve the request for a major site plan review for Phase II of an outdoor storage facility, for the property located at 11305 Clark Road with the conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on October 14, 2019.

DAKOTA COUNTY (SMART BUILDING) – CASE NO. 19-41ZPV

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a rezoning of the property from B-3, General Business to P, Institutional, a major site plan review for the construction of the SMART Center building and other property improvements related thereto, and a variance to allow a 34-foot setback along TH 52/55 whereas 75 feet is required, for the property located at the northern corner of Concord Boulevard and Courthouse Boulevard. 35 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the property is located just south of the new fire station. The County plans to purchase this 6.18-acre site from the City to construct a specialized training facility (SMART). The applicant is requesting the property be rezoned from B-3, General Business to P, Public/Institutional and a major site plan approval for a 35,000 square foot government training facility. The project will be a two-level training center with associated parking lot on each side of the building, and access via Courthouse Boulevard Court. The public hearing notice mentioned a variance; however, a variance is not included with this request as the proposed building and parking lot meet setbacks. The purchase agreement between the County and the City has a stipulation that the City agrees to consider a variance similar to the one granted for the Fire Station if the County needs a future building addition that requires a setback variance from Highway 52/55. Staff recommends approval of the rezoning and site plan approval as presented.

Chair Maggi asked if this was close to the location where Gateway Church wanted to change the zoning from commercial to public/institutional.

Mr. Hunting replied that it was across the highway a short distance.

Chair Maggi asked why staff supported this change but was opposed to the church request.

Mr. Hunting replied that staff felt it was important to maintain the commercial site in the Arbor Pointe area, but this property was guided for Public Institutional.

Commissioner Simon asked if Commissioners would be voting on a variance today, noting that the County's narrative refers to a variance from setback.

Mr. Hunting replied there is no action on the variance tonight.

Commissioner Simon asked if the variance not being voted on tonight affected the public notice.

Mr. Hunting replied it did not.

Opening of Hearing

Joe Lexa, owner representative for Dakota County, advised he was available to answer any questions.

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

Mr. Lexa replied in the affirmative.

Commissioner Lissarrague asked how many people would be employed at this location.

Mr. Lexa replied he was unsure of the exact number at this time.

Commissioner Robertson asked if the staff conducting the training would be contract or County employees.

Mr. Lexa replied that the Minnesota Crisis Intervention team would be leasing space but all other employees in the building would be County employees.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Niemioja stated she supported the request but hoped that any future variance would be dealt with based on a practical difficulty the same as every other site and not based on a statement in a purchase agreement.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Lissarrague, to approve the request for a rezoning of the property from B-3, General Business to P, Public/Institutional and a major site plan review for the construction of the SMART Center building and other property improvements related thereto, for the property located at the northern corner of Concord Boulevard and Courthouse Boulevard with the five conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on October 28, 2019.

The meeting was unanimously adjourned at 7:18 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary