

## PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Wednesday, November 4, 2020 – 7:00 p.m.  
\*\*REMOTE MEETING\*\*

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

Commissioners Present: Elizabeth Niemioja  
Annette Maggi  
Brett Kramer  
Dennis Wippermann  
Pat Simon  
Scott Clancy  
Jonathan Weber  
Kate Challeen

Commissioners Absent: Joan Robertson (excused)

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

### **APPROVAL OF MINUTES**

The minutes from the October 6, 2020 and October 20, 2020 Planning Commission meeting were approved as submitted.

### **BUILDER LOT GROUP – RUBY MEADOWS – CASE NO. 20-28SZP**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a rezoning of the property from R-3C, Multiple Family to R-2/PUD, a comprehensive plan amendment to change the land use from MDR, Medium-Density Residential to LMDR, Low-Medium Density Residential, a preliminary and final plat for a 6-lot, one outlot residential subdivision to be known as Ruby Meadows, a variance from the minimum lot size requirements for a PUD, and a vacation of the existing drainage and utility easements for the existing plat of Gates Addition. 61 notices were mailed.

#### **Presentation of Request**

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is proposing to replat a vacant 1.08-acre property into a 6-lot detached single-family subdivision in a planned unit development. The property is currently zoned MDR, Medium-Density Residential. The applicant is requesting a comprehensive plan amendment to LMDR, Low-Density Residential, as that would be the most appropriate for the proposed density of the new plat. The current zoning of R-3C, Multiple Family does not allow for single-family detached units; therefore, the applicant is requesting a rezoning to R-2/PUD. Each lot would be on its own individual parcel and one common lot (Outlot A) would contain the driveways, parking and perimeter open space between the units. The lot sizes would be about 3,300-3,400 square feet in size, except Lot 1, which would be a little larger. The applicant is asking for a variance from the 10-acre minimum lot size requirement for the PUD. The surrounding neighborhood is such that development under the standard provisions of the normal district would not be appropriate in order to conserve open space and stormwater requirements that are of importance to the neighborhood and community. Two access points are being proposed off Degrio Way. The applicants are also requesting to vacate the existing drainage and utility easements and will create new easements with the plat of Ruby Meadows. Staff recommends approval of the requests, with the addition of

approval for the preliminary and final PUD. The only person staff heard from was the email provided to Commissioners with concerns about parking, trees, and traffic.

Commissioner Niemioja asked for clarification of management of the Homeowners Association.

Ms. Botten advised that the applicant is required to provide an HOA agreement prior to release of their plat, and she did not foresee the HOA falling through as it includes driveway and access maintenance.

Commissioner Wippermann asked if the proposed units would be owner-occupied or rental.

Ms. Botten replied they would be owner-occupied.

**Opening of Public Hearing**

Melvin Brown-Moore, 14560 Wilds Parkway NW, Prior Lake, advised he was available to answer any questions.

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

Mr. Brown-Moore replied in the affirmative and confirmed that the units would be owner-occupied.

Chair Maggi closed the public hearing.

**Planning Commission Recommendation**

Motion by Commissioner Weber, second by Commissioner Kramer, to approve the request for rezoning of the property from R-3C, Multiple Family to R-2/PUD, a comprehensive plan amendment to change the land use from MDR, Medium-Density Residential to LMDR, Low-Medium Density Residential, a preliminary and final plat and preliminary and final PUD for a 6-lot, one outlot residential subdivision to be known as Ruby Meadows, a vacation of the existing drainage and utility easements for the existing plat of Gates Addition, and a variance from the minimum lot size requirements for a PUD, with the practical difficulty as listed in the report.

Motion carried (8/0). This item goes to the City Council on November 9, 2020.

**TITAN LAND – CASE NO. 20-35PUD**

**Presentation of Request**

Allan Hunting, City Planner, advised that the applicant is proposing a final plat and final development plan for a two-phase development, The Crossings at Inver Woods. Phase I consists of a one lot plat with a 152-unit apartment building and Phase 2 will consist of the balance of the plat. The final plat was reviewed against the approved preliminary plat conditions of approval for compliance. Staff recommends approval of the request.

**Planning Commission Recommendation**

Motion by Commissioner Weber, second by Commissioner Simon, to approve the request for a final plat and final PUD development plan for The Crossings at Inver Woods, with the conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on November 23, 2020.

**OTHER**

**CITY OF INVER GROVE HEIGHTS – CASE NO. 20-41X**

Mr. Hunting advised that the Planning Commission is being asked to consider whether an expenditure of City funds is consistent with the comprehensive plan. Public Works is proposing to install certain segments of the trunk utility extension in conjunction with the County's improvements on 70<sup>th</sup> Street and Argenta Trail. Staff finds the capital expenditure to be consistent with the comprehensive plan.

Motion by Commissioner Niemioja, second by Commissioner Clancy, to recommend that the capital expenditure for the trunk utility extension project is consistent with the comprehensive plan.

Motion carried (8/0).

The meeting was unanimously adjourned at 7:22 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary