

## PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, February 5, 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:     Brett Kramer  
                                  Armando Lissarrague  
                                  Elizabeth Niemioja  
                                  Tony Scales  
                                  Dennis Wippermann  
                                  Pat Simon  
                                  Annette Maggi  
                                  Jonathan Weber

Commissioners Absent:     Joan Robertson (excused)

Others Present:             Allan Hunting, City Planner

### **APPROVAL OF MINUTES**

The minutes from the January 15, 2019 Planning Commission meeting were approved as submitted.

### **BEREAN BAPTIST CHURCH - CASE NO. 19-03CUP**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to allow a church 28,800 square feet in size to operate out of an existing building located in a B-3, General Business District, for the property located at 5300 South Robert Trail. 4 notices were mailed.

#### **Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that Berean Baptist Church is proposing to lease a portion of Salem Square Shopping Center. The property is zoned B-3; churches are allowed by CUP in that district. Staff recommends approval of the request.

Commissioner Simon asked if the property was served by City sewer and water.

Mr. Hunting replied in the affirmative.

#### **Opening of Public Hearing**

Tony Manning, Executive Pastor of Berean Baptist Church, 309 County Road 42 East, Burnsville, advised he was available to answer any questions.

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

Mr. Manning replied in the affirmative.

Chair Maggi closed the public hearing.

**Planning Commission Recommendation**

Motion by Commissioner Scales, second by Commissioner Lissarrague, to approve the request for a conditional use permit to allow a church 28,800 square feet in size to operate out of an existing building located in a B-3, General Business District, for the property located at 5300 South Robert Trail, with the conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on February 11, 2019.

**INVER GROVE BREWING CO – CASE NO. 19-01ZPA**

**Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a code amendment to add 'brew pub' to the list of allowed uses in the Arbor Pointe PUD, a PUD amendment to add an addition to the existing building, and a vacation of a portion of an existing drainage and utility easement, for the property located at 9051 Buchanan Trail. 16 notices were mailed.

**Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicants are requesting to amend the Arbor Pointe PUD Ordinance to allow a brew pub to be added to the list of permitted uses in the CSC district, to amend the PUD site plan for the former Ruby Tuesday restaurant site to allow a building addition and future outdoor patio area for a brew pub restaurant, and to vacate a portion of a drainage and utility easement near the northwest corner of the proposed building addition. The City has agreed to work with the applicant to close the problematic access point onto Buchanan closest to Broderick. The building will receive an internal and external remodel, and 'Arbor Pointe green' accents will be included in the design. Staff recommends approval of the request.

Chair Maggi asked if brew pubs were allowed to sell liquor off-sale.

Mr. Hunting replied in the affirmative, stating they can sell a certain amount of the beer they brew off-sale.

Chair Maggi asked if amending the ordinance would allow others to sell off-sale liquor within the Arbor Pointe PUD.

Mr. Hunting replied they would be allowed to sell off-sale within Arbor Pointe's CSC district.

Commissioner Simon noted that the public notice for the code amendment did not mention adding brew pub.

Mr. Hunting advised that it was covered as part of the ordinance amendment with the brew pub.

Commissioner Simon asked if there were any issues with the proximity of the brew pub to the new school in the former Rainbow building.

Mr. Hunting replied there was not as this was an established use before the school was in place.

Commissioner Simon asked if staff heard from any of the neighbors.

Mr. Hunting replied they did not.

**Opening of Public Hearing**

Don Seiler, 16164 Huron Court, Lakeville, advised he was available to answer any questions.

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

Mr. Seiler replied in the affirmative. He advised that per state and federal regulations each brew pub location is allowed to brew a maximum of 3,500 barrels per year. The proposed brewery will have the capacity to brew approximately 2,200 barrels per year, well below the threshold. A brew pub allows you to operate a restaurant, have a full bar, sell the beer you brew as well as other people's beer, and do off-sales of only your own beer.

Commissioner Weber asked if they would be selling crowlers rather than growlers.

Mr. Seiler replied in the affirmative. State law allows brew pubs to sell 64-ounce growlers in a bottle or 750 ml crowlers in a can off-sale. They will be selling 750 ml crowlers which is better for the beer and more compliant with state law as once it is opened it cannot be resealed and opened back up.

Commissioner Weber asked if Inver Grove Brewing would serve the same food as Lakeville Brewing.

Mr. Seiler replied the main difference would be the addition of wood fire pizzas at the Inver Grove location.

**Planning Commission Recommendation**

Motion by Commissioner Weber, second by Commissioner Kramer, to approve the request for a code amendment to add 'brew pub' to the list of allowed uses in the Arbor Pointe PUD, a PUD amendment to add an addition to the existing building, and a vacation of a portion of an existing drainage and utility easement, for the property located at 9051 Buchanan Trail.

Motion carried (8/0). This item goes to the City Council on February 11, 2019.

**OTHER BUSINESS**

**CITY OF INVER GROVE HEIGHTS**

Steve Dodge, Assistant City Engineer, explained the request as detailed in the report. He advised that the Engineering Department is bringing forward four street, trunk watermain, and stormwater improvement projects. The Planning Commission is being asked to review these capital improvement projects for consistency with the comprehensive plan. All projects are anticipated to be completed in 2019.

Projects 2018-03 and 2015-03 include 65th Street roadway, drainage, and trunk watermain improvements. These projects would extend the watermain down 65<sup>th</sup> Street to future Argenta Trail. A 42-foot wide collector street would be built with a potential trail along one side, a boulevard on the other side, and a two-way left turn lane in the center of the road.

Commissioner Simon asked for clarification of which portions of the 65<sup>th</sup> Street extension would be done by the County.

Mr. Dodge replied that he was unsure but could review the project and get back to Commissioner Simon.

Project 2018-09F consists of the reconstruction of 55<sup>th</sup> Street Court and 55<sup>th</sup> Street, including some stormwater and water quality improvements.

Project 2018-09D consists of pavement replacement and stormwater quality improvements. The project will also address erosion issues between Lots 10 and 11. Both affected residents are in favor of this repair.

Motion by Commissioner Niemioja, second by Commissioner Scales, to find the four capital improvement projects consistent with the comprehensive plan.

Motion carried (8/0).

The meeting was unanimously adjourned at 7:42 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary