

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, October 16, 2018 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Commissioner Scales called the Planning Commission meeting to order at 7:00 p.m.

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

Commissioners Absent: Annette Maggi (excused)

Others Present: Heather Botten, Associate Planner

APPROVAL OF MINUTES

The minutes from the October 2, 2018 Planning Commission meeting were approved as submitted.

MICHAEL WISE – CASE NO. 18-56V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance to allow a fence taller than 42 inches within the front setback, for the property located at 5834 Blackberry Trail. 6 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the request is to allow the construction of a 6-foot-high fence, 23 feet from the front property line whereas 30 feet is required. City Code requires any fence within a front yard to be no higher than 42 inches. The property is a corner lot; therefore, they must comply with two front yard setbacks. The applicant is proposing an open face lattice fence, complying with the 75% clear visibility requirement. The property is unique in that the fence would be located within a wooded area and may not be visible. The property also has a larger than average right-of-way between the edge of the road and property line, making the location of the fence over 40 feet from the edge of the road. Staff believes a practical difficulty can be found in the fact that they are on a corner lot with two setback requirements, the visibility from the road would not be impacted, and the fact that there is a larger than average right-of-way. Staff recommends approval of the request with the condition listed in the report. Staff did not hear from any of the abutting property owners.

Opening of Public Hearing

Kenton Miller, 5824 Blackberry Trail, advised he was an abutting neighbor and supported the request.

Patti Simons, 134 – 13th Avenue S, South St. Paul, advised she represented the contractor and was available to answer any questions.

Commissioner Scales asked Ms. Simons if she read and understood the report.

Ms. Simons replied in the affirmative. She advised that the reason for the fence was to deter deer

foot traffic.

Commissioner Scales closed the public hearing.

Planning Commission Discussion

Commissioner Robertson asked if it was common for the contractor to present the request rather than the property owner.

Ms. Botten replied in the affirmative.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Lissarrague, to approve the request for a variance to allow a fence taller than 42 inches within the front setback, for the property located at 5834 Blackberry Trail, with the condition of approval and practical difficulty as listed in the report.

Motion carried (8/0). This item goes to the City Council on October 22, 2018.

Mr. Miller asked what the one condition was.

Commissioner Weber read the condition of approval from the report.

OTHER BUSINESS

Ms. Botten reminded Commissioners that the City and Planning Commission will be holding an open house and public hearing for the 2040 Comprehensive Plan on November 7. The open house will be held from 5:45–6:45 pm in Council Chambers, with the public hearing following at the 7:00 Planning Commission meeting. Commissioners are encouraged to attend the open house prior to the meeting. The meetings will be advertised on the City website, Facebook, and Twitter.

The meeting was unanimously adjourned at 7:12 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary