

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, February 19, 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
 Joan Robertson

Commissioners Absent:

Others Present: Heather Botten, Associate Planner

APPROVAL OF MINUTES

The minutes from the February 5, 2019 Planning Commission meeting were approved as submitted.

LAKEFIELD VETERINARY GROUP – CASE NO. 19-04SC

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a preliminary and final plat to consolidate two lots into one, a vacation of the existing perimeter drainage and utility easements, and a conditional use permit amendment for an expansion of an existing small animal veterinary clinic, for the property located at 7109 and 7135 Cahill Avenue. 32 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is in the process of purchasing the property north of their site to expand the animal veterinary clinic. The applicant is requesting a preliminary and final plat for a one lot subdivision, consolidating the existing two lots into one tax parcel, a vacation of existing perimeter easements, and a conditional use permit amendment to add a 5,384 addition onto the existing animal hospital. Other site improvements would include removal of an existing pool, removal of the existing structure on the northern parcel, and a reconfiguration and resurfacing of the existing parking lot on the northern parcel. One of the three existing access points would be eliminated, with the other two remaining the same. Staff recommends approval of the request. Staff did not hear from any of the surrounding property owners. The applicants held a neighborhood meeting in which two couples were in attendance; both were in support of the request.

Opening of Public Hearing

Patrick Kelly, Kelly & Lemmons, St. Paul, representing the applicants, advised he was available to answer any questions.

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

Mr. Kelly replied in the affirmative. He introduced Ben Myers of Loucks Engineering, Michael Schmeling with the veterinary clinic, and Dr. Jim Winsor. He advised that the proposed expansion would provide an ADA accessible lobby, additional patient rooms and waiting areas, and an overall higher level of service for the community.

Commissioner Lissarrague noted the existing parking shortage, and asked how many additional parking spaces were being proposed.

Dr. Winsor replied that 47 additional stalls were being proposed.

Commissioner Wippermann asked how many employees worked at the animal hospital on an average day.

Dr. Winsor advised they had over 50 employees total; on an average day there would be 5-7 doctors and 30 support staff working.

Commissioner Wippermann asked if the staff members currently being shuttled in from a different location would now be parking in the proposed additional parking stalls.

Dr. Winsor replied in the affirmative.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Wippermann commented that it was good to see a local business doing well and expanding their investment in the community.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Lissarrague, to approve the request for a preliminary and final plat to consolidate two lots into one, a vacation of the existing perimeter drainage and utility easements, and a conditional use permit amendment for an expansion of an existing small animal veterinary clinic, for the property located at 7109 and 7135 Cahill Avenue, with the conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on March 11, 2019.

The meeting was unanimously adjourned at 7:11 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary