



**Inver Grove Heights Planning Commission**  
**Tuesday, March 4, 2025 at 7:00 PM**  
**8150 Barbara Avenue, Inver Grove Heights, MN 55077**

## **AGENDA**

**NOTICE TO RESIDENTS:** Individuals may submit written public comments in advance of the meeting by emailing comments to Stacy Bodsberg ([sbodsberg@ighmn.gov](mailto:sbodsberg@ighmn.gov)). Comments received prior to 4:00 p.m. on Tuesday, March 4, 2025, will be provided to the Commission at or before the March 4, 2025 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
  - A. Minutes of the December 3, 2024, Planning Commission Meeting.
4. **Public Hearing**
  - A. Rezoning from A, Agricultural to R-3A, High Density Residential; Easement Vacation to vacate an existing Drainage and Utility Easement; and Preliminary & Final Plat for a two-lot subdivision to be known as Orchard Heights 3rd Addition located at 1845 77th Street West. (Steve Grebin - Case No. 25-01S) Motion to Table Item until Apr 1, 2025, Planning Commission Meeting.
  - B. Major Site Plan Review to construct parking lot improvements at Pine Bend Elementary School located at 9875 Inver Grove Trail. (Bolton & Menk - Case No. 25-03SP)
  - C. Rezoning the southern 4-acres from P, Public to B-3, General Business; and a Comprehensive Plan Amendment to change the land use designation for the Southern 4-acres from Public/Institutional to Commercial located at 7950 Blaine Avenue. (SMNPT 1, LLC - Case No. 25-02ZPA)
  - D. Rezoning from A, Agricultural to R-3A, Multiple-Family Residential; and a Comprehensive Plan Amendment to Re-guide the Northern Portion of PID No. 20-006300-52-011 from MDR, Medium Density Residential to LMDR, Low-Medium Density Residential and Re-guide PID No. 20-00600-25-012 from O, Office to LMDR, Low-Medium Density Residential. (Ace Land Holdings, LLC - Case No. 25-04ZPA)
5. **Regular Business**
6. **Adjourn**

This document is available upon a three (3) business day request in alternate formats such as braille, large print, audio recording, etc. Please contact Stacy Bodsberg, Community Development Support Specialist, at 651.450.2545 or [sbodsberg@ighmn.gov](mailto:sbodsberg@ighmn.gov).

## **March 4, 2025 - Planning Commission Agenda**