



Inver Grove Heights Planning Commission
Tuesday, May 6, 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). Comments received prior to 4:00 p.m. on Tuesday, May 6, 2025, will be provided to the Commission at or before the May 6, 2025 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
 - A. Minutes of the April 1, 2025, Planning Commission Meeting.
4. **Public Hearing**
 - A. Consider a Request for Rezoning from A, Agricultural to R-3A, Multiple-Family Residential; Easement Vacation to Vacate an Existing Drainage & Utility Easement; and Preliminary Plat for a two-lot Subdivision to be known as Orchard Heights 3rd Addition located at 1845 77th Street West. Motion to Table Item to the June 3, 2025, Planning Commission Meeting.
 - B. Consider Requests for Preliminary Plat Approval of Inver Wood Gof Course Addition, and Comprehensive Plan Amendment from the current P, Public to MU, Mixed Use and Rezoning from the current Public to R-3C, Multiple Family Residential for a 4.252-Acre Parcel Identified as Outlot A in the Preliminary Plat, Located Across 70th Street from 1850 70th Street.
 - C. Consider Requests from Builders Lot Group for Approval of Rezoning from A, Agricultural to PUD, Planned Unit Development; and Easement Vacation to Vacate an Existing Drainage and Utility Easement; and PUD Amendment to include the two newly created lots as buildable lots in the Peltier Reserve PUD; and Preliminary Plat to create two buildable lots for Peltier Reserve 3rd Addition located at PID No's 20-56900-00-080 & 20-00700-05-019.
 - D. Consider a Request from DCI Specialty Contracting, LLC for a Planned Unit Development Amendment to allow for the use of adding an outdoor ATM in the Southeast Quadrant located at 5816 Blaine Ave.
 - E. Consider a Request from Yellow Tree Development for a Planned Unit Development Amendment to change the unit numbers and site plan to construct a four-story, 217-unit apartment building located at PID No. 20-56900-13-010.
5. **Regular Business**
 - A. Review the Sale of Land Owned by the Inver Grove Heights Economic Development Authority for a proposed industrial development project located at 6910 Dixie Avenue (PID 20-17750-06-050), 6940 Dixie Avenue (PID 20-17750-

06-071), 6950 Dixie Avenue (PID 20-17750-06-090), and an Unaddressed Parcel on Dickman Trail (PID 20-01100-27-012).

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.