

## **PUBLIC NOTICE**

Notice is hereby given that the Planning Commission of Inver Grove Heights will meet on **TUESDAY, AUGUST 17, 2021 at 7:00 p.m.** in the City Council Chambers, located at 8150 Barbara Avenue, Inver Grove Heights, MN to consider the request for **NORTHERN STATE POWER COMPANY- CASE NO. 21-51SCV.** This request involves property located at the southeast corner of Rich Valley Blvd and 105<sup>th</sup> Street, identified as PID No: 20-02900-75-021.

The request consists of:

- A preliminary and final plat for a one lot subdivision;
- A conditional use permit for an essential service building;
- A variance from the minimum lot size in the agricultural district;
- A variance from exterior building material requirements and any other variances related thereto.

All written and oral statements will be considered at the public hearing and all those desiring to be heard will be heard at the public hearing utilizing the methods listed on the Planning Commission Agenda for that date.

Plans are available for public review at the City Hall offices during normal business hours and on the City of Inver Grove Heights website (<https://www.ighmn.gov/1248/Public-Notices>). If you have questions on the request, please call the Planning Department at 651-450-2545.

PUBLISH ON SUNDAY, **August 1, 2021**

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Rebecca Kiernan, City Clerk



414 Nicollet Mall 06  
Minneapolis, MN 55401

1-800-895-4999  
xcelenergy.com

**Preliminary and Final Plat Application  
Conditional Use Permit and Variance Request  
Rich Valley Gas Plant  
July 21, 2021**

**Applicant:**

Northern States Power Co. d/b/a Xcel Energy  
414 Nicollet Mall, 06  
Minneapolis, MN 55401  
Brian Sullivan: 612-330-5825  
Email: [brian.e.sullivan@xcelenergy.com](mailto:brian.e.sullivan@xcelenergy.com)

**Property Owner:**

**Option Agreement FHR to NSP**

Northern States Power Co. d/b/a Xcel Energy  
414 Nicollet Mall, 06  
Minneapolis, MN 55401  
Parcel ID Number: 20-02900-75-021

**Project Summary:**

Xcel Energy is proposing to construct a Renewable Natural Gas facility next to our existing Rich Valley Gas Plant located on 105<sup>th</sup> St. E in Inver Grove Heights, MN. To move forward with the project Xcel is proposing to plat approximately .65 acres to the west of the Xcel Energy property.

**Project Location:**

Dakota County, (Section 29 Township 029 Range 022).  
Property Address: xxxx 105<sup>th</sup> St., Inver Grove Heights, MN

**Project Overview:**

The purpose for subdividing the property is to facilitate the installation of a Renewable Natural Gas facility which will insert methane generated at the Pine Bend Land into the natural gas pipeline system that supplies the southeast metro.

Access to the property will be through the existing Rich Valley Gas Plant facility to the east and will utilize the existing 105<sup>th</sup> Street driveway. which abuts the north property line. Dakota County operates 105<sup>th</sup> Street and .24 acre of land will be dedicated for right of way. The surrounding land uses are agricultural except for the natural gas facility to the east.



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**Zoning:**

Jurisdiction is Inver Grove Heights

Existing Zoning: Agricultural –

Minimum lot size is 5 acres

Proposed Lot size .41 acres (.65 acres minus .24 acres road dedication)

Existing and Proposed Use: Renewable Natural Gas Facility

Lot requirements

Minimum lot size is 5 acres

Proposed Lot size .41 acres (.65 acres minus .24 acres road dedication)

Lot width 200 feet

Front yard setback 30 feet

Side yard setback 25 feet

Rear yard setback 60 feet

Height (maximum) 35 feet

**Operational Plan:**

The existing Xcel Energy facility is designed with one controlled access point located on 105<sup>th</sup> Street which will serve the existing facility and the proposed facility. The proposed Facility will be an unmanned facility that can be monitored remotely. Periodically technicians will inspect and maintain the facilities.

**Reforestation & Landscape Plan:**

There is not any landscape vegetation on the existing facility, and we are proposing not to seed the areas surrounding the facility with a pollinator mix of native plants. Because of the nature of the facility landscaping is not proposed. Security and safety requirements are paramount, and landscaping would interfere with sight lines.

**Security Standards:**

The proposed Inver Hills Tank Farm will have a security fence surrounding the facilities. Access to the property will be controlled and monitored. Security lighting is provided.

**Access and Parking:**

Access will be via an existing drive from 105<sup>th</sup> St. As noted earlier this is an unmanned facility. Parking will be provided within the facility.

**Grading, Drainage, Erosion Control and Utilities:**

A grading, drainage and erosion control plan are provided.



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**Street Plan:**

The property will use the existing drives to provide access to the facilities

**Wetlands:**

There are no wetlands located on site.

**Variance Request:**

Xcel Energy is requesting a variance from the 5-acre lot minimum to allow for the construction of the new facility. Creating a larger lot ties up existing farmland and would inhibit the future development of the parcel. The variance request does not affect the functionality of the property, nor does it affect life or safety measures

The variance will allow for the addition of a new facility that captures methane from the Pine Bend Landfill and converts it into an energy resource that will be added to the natural gas system that supports the southeast metro.

Xcel Energy submits this application for a Preliminary & Final Plat, Variance and Conditional Use Permit for review by the City of Inver Grove Heights to ensure that this facility is compatible with applicable zoning requirements. However, by this application, Xcel Energy does not waive or subordinate its utility rights and obligation to implement the proposed plan.

Thank you for your time and consideration.

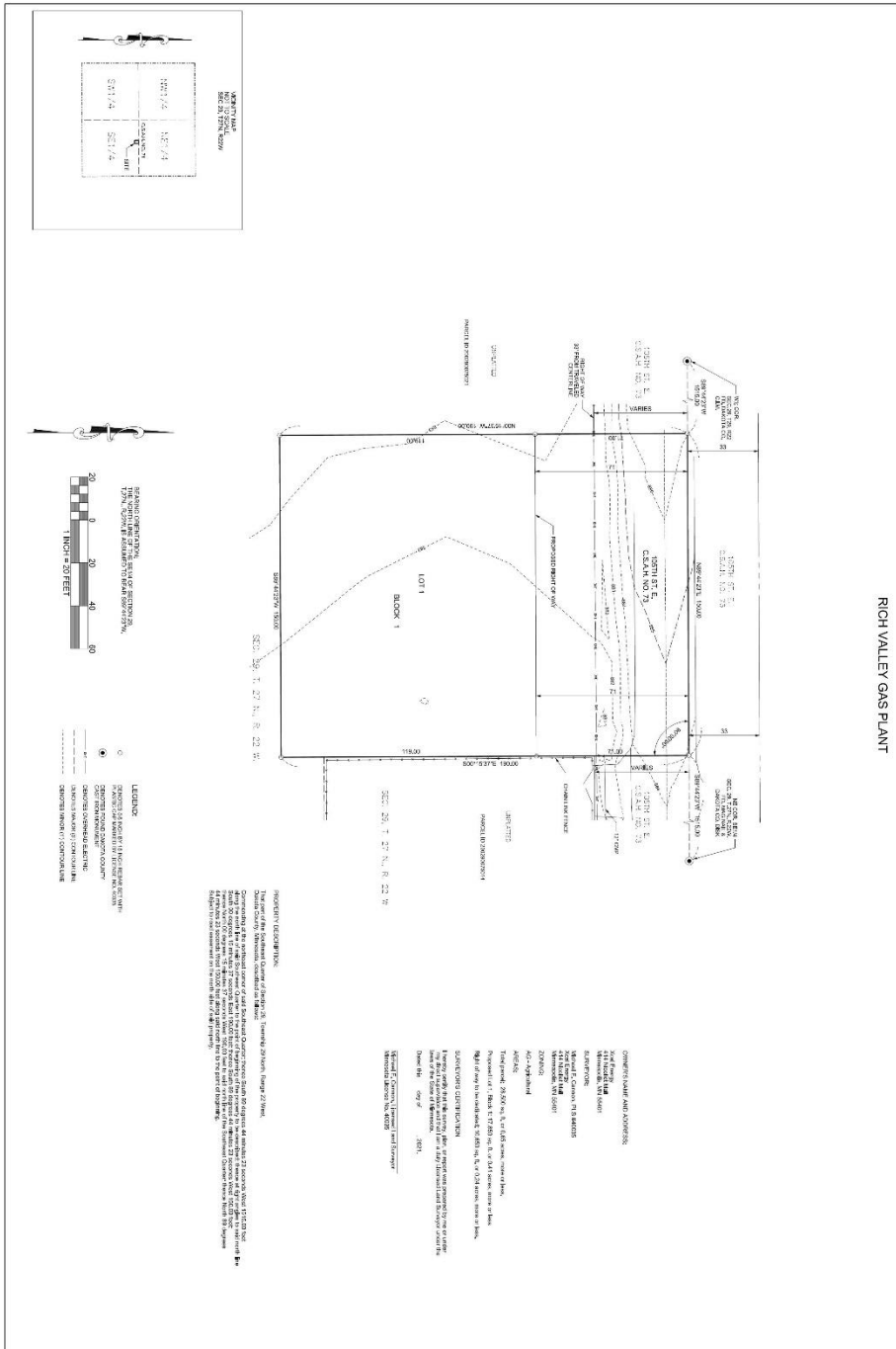
Regards,

A handwritten signature in black ink that reads 'Brian Sullivan'.

Brian Sullivan  
Siting and Land Rights Agent  
P: 612.330.5925 | C:612.366.0234 | F: 612.329.3096  
Email: brian.e.sullivan@xcelenergy.com

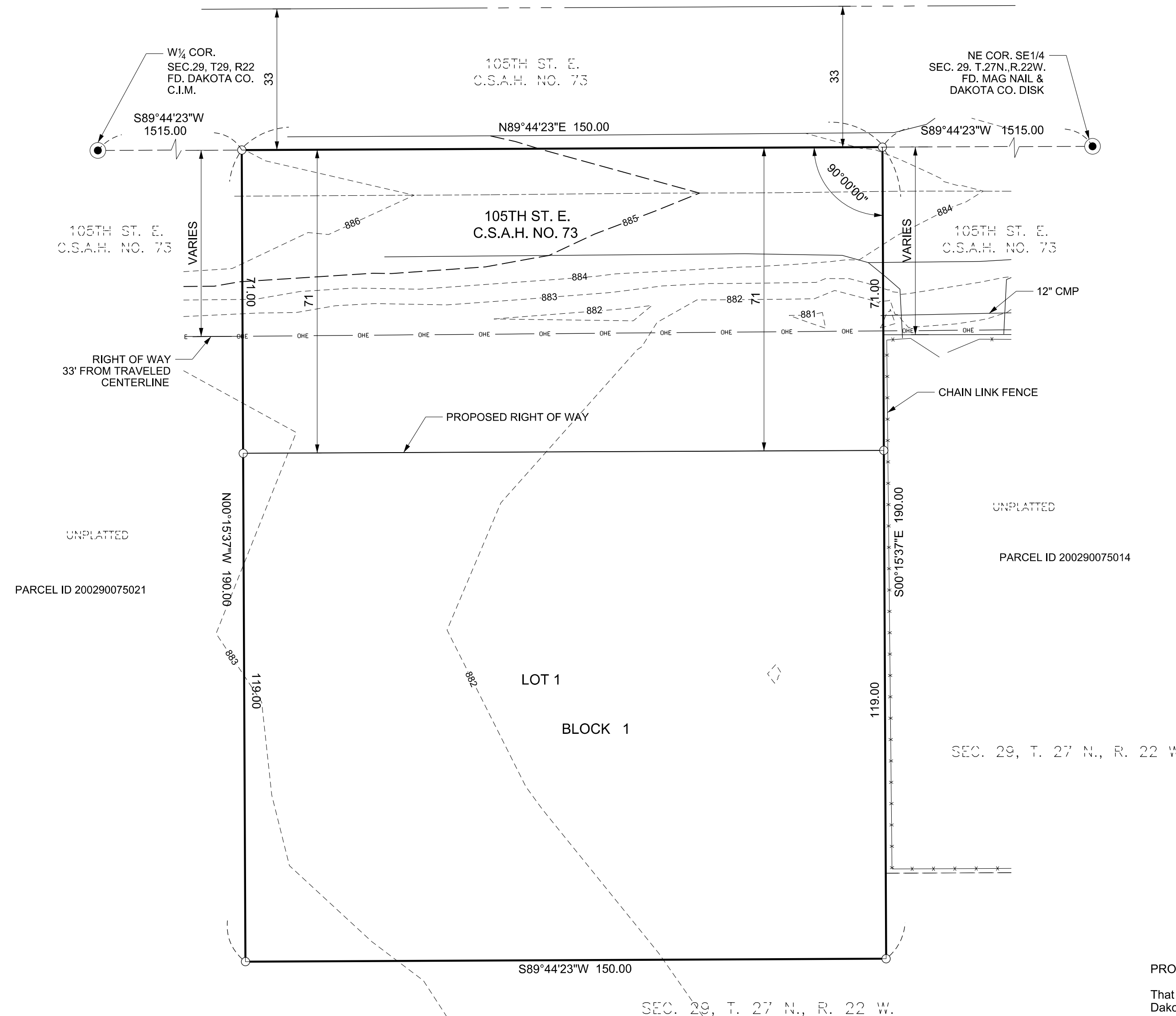
Location Map  
Rich Valley Gas Plant







# RICH VALLEY GAS PLANT



**OWNER'S NAME AND ADDRESS:**

Xcel Energy  
414 Nicollet Mall  
Minneapolis, MN 55401

**SURVEYOR:**

Michael E. Cannon, PLS #40035  
Xcel Energy  
414 Nicollet Mall  
Minneapolis, MN 55401

**ZONING:**

AG - Agricultural

**AREAS:**

Total parcel: 28,500 sq. ft. or 0.65 acres, more or less.  
Proposed Lot 1, Block 1: 17,850 sq. ft. or 0.41 acres, more or less.  
Right of way to be dedicated: 10,650 sq. ft. or 0.24 acres, more or less.

**SURVEYOR'S CERTIFICATION**

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

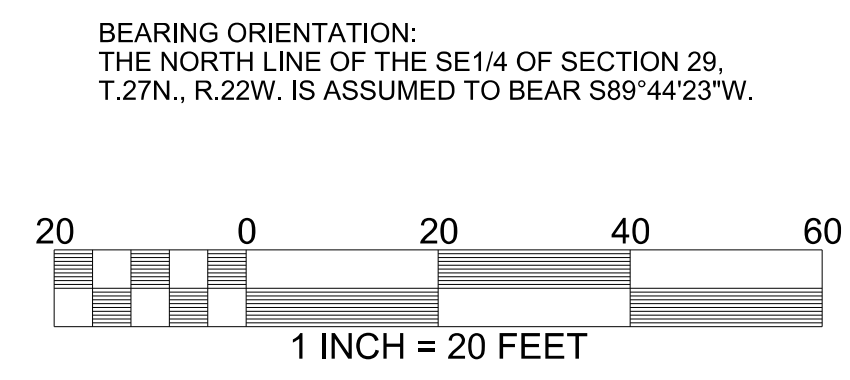
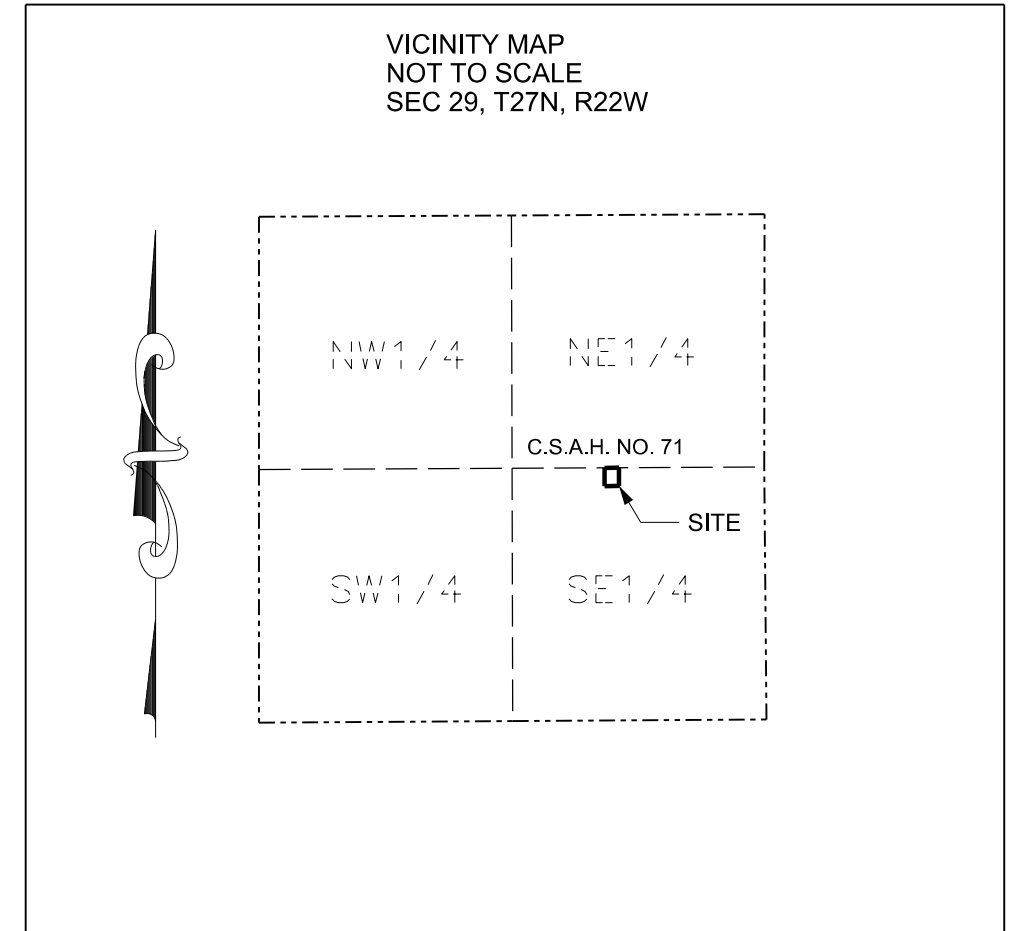
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Michael E. Cannon, Licensed Land Surveyor  
Minnesota License No. 40035

**PROPERTY DESCRIPTION:**

That part of the Southeast Quarter of Section 29, Township 29 North, Range 22 West, Dakota County, Minnesota, described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence South 89 degrees 44 minutes 23 seconds West 1515.00 feet along the north line of said Southeast Quarter to the point of beginning of the property to be described; thence at right angles to said north line South 00 degrees 15 minutes 37 seconds East 190.00 feet thence South 89 degrees 44 minutes 23 seconds West 150.00 feet thence North 00 degrees 15 minutes 37 seconds West 190.00 feet to said north line of the Southeast Quarter; thence North 89 degrees 44 minutes 23 seconds West 150.00 feet along said north line to the point of beginning. Subject to road easement on the north side of said property.



- LEGEND:**
- DENOTES 5/8 INCH BY 18 INCH REBAR SET WITH PLASTIC CAP MARKED BY LICENSE NO. 40035
  - DENOTES FOUND DAKOTA COUNTY CAST IRON MONUMENT
  - OHE — DENOTES OVERHEAD ELECTRIC
  - - - DENOTES MAJOR (5') CONTOUR LINE
  - · · · · DENOTES MINOR (1') CONTOUR LINE