



BELLE PLAINE PLANNING & ZONING COMMISSION
NOTICE OF REGULAR MEETING AND AGENDA
CITY HALL, 218 NORTH MERIDIAN STREET
PLEASE USE THE NORTH ENTRANCE

MONDAY, JULY 10, 2017
6:30 P.M.

OATH OF OFFICE.

1. Omni Kiecker

PLEDGE OF ALLEGIANCE.

6:30
P.M.

1. CALL TO ORDER. 1.1. Roll Call.
2. APPROVAL OF AGENDA.

ELECTION OF OFFICERS.

1. Chair
2. Vice Chair

3. APPROVAL OF MINUTES.

- 3.1. Regular Session Minutes of June 12, 2017.

6:35
P.M.

4. RECOGNITION OF INVOLVED CITIZENS.
5. PUBLIC HEARINGS

5.1. Variance Request. The Planning Commission will consider public comment on a request by Troy Cornelius, 325 Elm Street North, Belle Plaine, MN for a variance from Section 1105.07, Subd. 5(3)(a) to reduce the minimum front yard setback from 30 feet to 26 feet in the R-3, Single and Two Family Residential District, and a variance to Section 1105.07, Subd. 5(4)(a) to allow a detached accessory structure to be placed in front of an existing dwelling. If approved the variance would accommodate a 900 square foot detached accessory structure at the subject property.

1. Resolution PZ 17-018 Recommending the City Council Approve/Deny Variance to Allow a Detached Accessory Structure to be Placed in Front Of An Existing Dwelling at 325 Elm Street North.
2. Resolution PZ 17-019 Recommending the City Council Approve/Deny a Four (4) Foot Variance to a Required Front Yard at 325 Elm Street North.

There may be a quorum of the Belle Plaine City Council present at the meeting.

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PUBLIC HEARINGS, CONTINUED.

5.2. Comprehensive Plan Amendment and Rezoning Request. The Planning Commission will consider public comment on a request by Troy M. Schrom, d.b.a. Schrom Construction and Dennis Moriarty on behalf of John E. Fogarty Estate (Property Owner). Schrom Construction requests consideration of a minor Comprehensive Plan amendment and rezoning for property at Church Street and Aspen Lane. The property is currently planned for and zoned as I-C Industrial Commercial. The Applicant requests rezoning to R-7 Mixed Housing. If approved, the requests will allow consideration of a 24-unit, two story apartment building on the subject property.

1. Resolution PZ 17-020 Recommendation on Minor Comprehensive Plan Amendment for Schrom Construction for Property at Church Street and Aspen Lane.
2. Resolution PZ-17-21 Recommending Approval of Ordinance 17-09, An Ordinance Rezoning Certain Property at Church Street and Aspen Lane from I-C Industrial Commercial to R-7 Mixed Housing.

6. BUSINESS.

7. ADMINISTRATIVE REPORTS.

- 7.1. Commissioner Comments.
- 7.2. Director's Report.
- 7.3. Upcoming Meetings.
 1. Regular Meeting, 6:30 p.m., Monday, August 14, 2017.

8. ADJOURNMENT.