



MEMORANDUM

DATE: April 11, 2016
TO: Chairperson Hvidsten, Members of the Planning Commission, Administrator Kreft
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 4.1 Code Amendment – Downtown Fences

REQUEST SUMMARY:

PZ Task: Public hearing on Ordinance 16-05 entitled “An Ordinance Amending Section 1107.02, Subd. 4 of the City Code by Adding Subsection 1107.02, Subd. 4(8) Pertaining to Fences in the B-3 Central Business District”.

Discussion Overview : The Belle Plaine Design Committee finds fences, walls, and gates can profoundly impact the fabric and character of the Central Business District. As such the Design Committee recommends additional guidance be established to allow oversight of fences in the B-3 District.

The DC recommends amendment of Section 1107.02 of the Code relating to fences in the Downtown. The proposed amendment, as illustrated in the attachment, would add Subsection (8) to Subdivision 4 and authorize and require the DC review proposed fences within the Central Business District.

The Commission reviewed proposed text at the March meeting and called for public hearing on the code amendment.

Attachments:

1. Ordinance 16-05.
2. Resolution 16-4 recommending the City Council approve Ordinance 16-05.

**BELLE PLAINE PLANNING COMMISSION
RESOLUTION PZ-16-004**

RECOMMENDING APPROVAL OF ORDINANCE 16-05, ENTITLED “AN ORDINANCE AMENDING SECTION 1107.02, SUBD. 4 OF THE CITY CODE BY ADDING SUBSECTION 1107.02, SUBD. 4(8) PERTAINING TO FENCES IN THE B-3 CENTRAL BUSINESS DISTRICT”

WHEREAS, the City of Belle Plaine Design Committee was established to review design standards in commercial and industrial districts; and,

WHEREAS, the Design Committee finds fences, walls, and gates impact the nature and fabric of the Central Business District as well as serve aesthetic and functional roles and define the character of residential and commercial areas within the District; and,

WHEREAS, the Design Committee has studied fences, gates, and walls and their potential impact on adjacent properties, the pedestrian experience, and viewshed from publicways; and,

WHEREAS, the Design Committee has proposed a code amendment and an amendment to the Belle Plaine Design Manual as a means of maintaining the authenticity of Downtown and adjacent areas; and,

WHEREAS, the Planning Commission reviewed the proposed code amendment and called for public hearing of the amendment at a regular meeting on March 14, 2016; and,

WHEREAS, the Planning Commission conducted a public hearing on April 11, 2016 following duly published notice to accept public comment on proposed Ordinance 16-05, amending Section 1107.02 of the City Code relating to fences in the B-3, Central Business District.

WHEREAS, the Planning Commission has reviewed proposed Ordinance 16-05 pertaining to Section 1107.02 of the Zoning Ordinance.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA, THAT: It recommends approval of Ordinance 16-05, amending Section 1107.02 of the City Code relating to fences in the B-3, Central Business District, as shown as Attachment A.

The adoption of the foregoing resolution was duly moved by Commissioner _____ and seconded by Commissioner _____, and after full discussion thereof and upon a vote being taken thereon, the following Commissioners voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted. Dated this 11th day of April, 2016.

Nathaniel Hvidsten
Chairperson

Cynthia Smith Strack
Community Development Director

CITY OF BELLE PLAINE
ORDINANCE 16-05

AN ORDINANCE AMENDING SECTION 1107.02, SUBD. 4 OF THE CITY CODE BY ADDING
SUBSECTION 1107.02, SUBD. 4(8) PERTAINING TO FENCES IN THE B-3 CENTRAL
BUSINESS DISTRICT

THE CITY COUNCIL OF THE CITY OF BELLE PLAINE ORDAINS:

Section 1. Section 1107.02, SUBD. 4 of the City Code is hereby amended as follows
(additions in bold/underline):

**8. Design Committee review is required for fences facing public streets, alleys, and
sidewalks within the B-3 Central Business District. Fences shall respect design
standards contained in the Belle Plaine Design Manual, as may be amended.**

Section 2. This Ordinance shall become effective upon publication in the official
newspaper of the City.

Passed and duly adopted by the City Council of the City of Belle Plaine this 18th day of April,
2016.

BY: _____
Michael Pingalore, Mayor

ATTEST:

Holly J. Kreft, City Administrator

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