

**BELLE PLAINE PLANNING & ZONING COMMISSION
REGULAR MEETING
APRIL 9, 2018**

PLEDGE OF ALLEGIANCE.

Chair Carter led those present in the Pledge of Allegiance.

1. CALL TO ORDER. 1.1. Roll Call.

The Planning and Zoning Commission met in Regular Session on Monday, April 9, 2018 at City Hall, 218 North Meridian Street, Belle Plaine, MN. Chair Ashby Carter called the meeting to order at 6:28 pm with Commissioners Ashton Pankonin, Omni Kiecker, Ryan Herrmann, Alternate Lee Peterson and Council Liaison Paul Chard present. Commissioner Ashley Cauley was not present.

Also present was Community Development Director Smith Strack and Scott County SWCD Ecological Specialist Alyssa Alness.

2. APPROVAL OF AGENDA.

MOTION by Commissioner Kiecker, second by Commissioner Herrmann, to approve the agenda as presented. ALL VOTED AYE. MOTION CARRIED.

3. APPROVAL OF MINUTES. 3.1. Regular Session Minutes of March 12, 2018.

MOTION by Commissioner Pankonin, second by Commissioner Kiecker, to approve the Regular Session Minutes of March 12, 2018. ALL VOTED AYE. MOTION CARRIED.

4. RECOGNITION OF INVOLVED CITIZENS.

Chair Carter opened the public forum at 6:31 p.m. No one spoke during the open forum.

MOTION by Commissioner Kiecker, second by Commissioner Pankonin, to close the public hearing at 6:31 p.m. ALL VOTED AYE. MOTION CARRIED.

5. PUBLIC HEARINGS. NONE SCHEDULED.

6. BUSINESS.

6.1. Drainage, Utility, and Street Vacation: Provence On The River 2nd Addition

Community Development Director Smith Strack explained a small portion of Provence Lane right-of-way and certain drainage/utility easements platted under Provence On the River First Addition are proposed for vacation. The proposed vacations and illustration sketch were included in the Planning Commission Packet. Smith Strack further explained Provence On the River Second addition lot layout/yard was adjusted to accommodate bluff standards and enhanced stormwater requirements which took effect post-concept plan review and approval. The adjustments necessitated proposed easement vacations. Vacation of said easements is a separate and independent process. Smith Strack noted new right-of-way and drainage/utility easements will be dedicated with the final plat. Smith Strack further explained a public hearing notice is being prepared and will be published twice in the Herald, mailed to interested property owners, and distributed to utility providers. Noting said hearing will be held in May.

Commissioner Herrmann questioned if the leg going to the east was also right-of-way and if it is considered City property. Community Development Director Smith Strack explained pipe is already in the ground, explaining the property is maintained by lot owners and only underground utilities are present.

MOTION by Commissioner Pankonin, second by Commissioner Carter, to approve Drainage, Utility, and Street Vacation: Provence On the River 2nd Addition. ALL VOTED AYE. MOTION CARRIED.

6.2. Provence On the River 2nd Addition

6.2.1. Resolution PZ 18-010 Final Plat.

Community Development Director Smith Strack explained review and recommendation regarding final plat approval for Provence On the River 2nd Addition. Smith Strack explained Provence Development LLC proposes the creation of 38 platted lots and replatting of one lot from Provence 1st Addition. Smith Strack noted the Applicant intends to pursue preliminary and final platting, park dedication, and initial grading for the entire 24-acre parcel; however, utilities will be extended in two phases.

Commissioner Kiecker inquired if item 4 on Smith Stracks memo should say claim deed or warranty deed. Community Development Director Smith Strack explained the memo had not been updated after City Attorney review of the Final Plat and concurred the City's Attorney had requested claim deed be changed to warranty deed.

MOTION by Commissioner Carter, second by Commissioner Pankonin, to approve Resolution PZ 18-010 Provence On the River Second Addition Final Plat. ALL VOTED AYE. MOTION CARRIED.

6.3. Discussion: Natural Landscapes

6.3.1. Guest: Alyssa Alness: Scott County Soil and Water Conservation District.

Community Development Director Smith Strack explained in March Commissioners held initial discussion regarding an exemption to the nuisance code to provide for natural landscapes. As discussed, natural landscapes have many potential benefits including: stormwater filtration and discharge slowing, creation of habitat supportive of pollinators, creating corridors for movement/living of wildlife, natural cooling, and positive aesthetics. Smith Strack introduced Scott County SWCD Ecological Specialist Alyssa Alness. Alness is a member of the SWCD's project design and technical assistance team and also serves as a lead technician for ecological projects including native prairie restoration, rain gardens, and natural shoreline restoration.

Alness presented a PowerPoint presentation showing commissioners examples of native Minnesota plants, benefits of natural landscapes and step by step process to establish a natural landscape. Following Alness' presentation a question and answer period was held. Commissioners thanked Alness for her information and will continue discussion of natural landscapes, permits and education at next month's meeting.

7. ADMINISTRATIVE REPORTS.

7.1. Commissioner Comments.

Commissioner Carter sent out a special Congratulations to Commissioner Cauley and her family on the birth of her baby.

Commissioner Kiecker expressed her thanks to staff for providing a presenter on Natural Landscapes.

7.2. Director's Report.

Community Development Director Smith Strack presented the highlights of the Director's Report.

7.3. Upcoming Meetings.

1. Next Regular Meeting, 6:30 p.m., Monday May 14, 2018.

The Commissioners were reminded of the upcoming meeting as listed.

8. ADJOURNMENT.

MOTION by Commissioner Pankonin, second by Commissioner Kiecker, to adjourn the meeting at 7:34 p.m. ALL VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Renee Eyrich
Recording Secretary