

**BELLE PLAINE PLANNING AND ZONING COMMISSION  
SPECIAL MEETING  
JUNE 20, 2016**

**1. CALL TO ORDER. 1.1. Roll Call.**

The Planning and Zoning Commission met conducted a Special Meeting on Monday, June 20, 2016 at City Hall, 218 North Meridian Street, Belle Plaine, MN. Chair Nate Hvidsten called the meeting to order at 6:00 p.m. with Commissioners Ashton Pankonin, Ashby Carter, Anthony Hetzel and Brittney Cotner present. Also present were Council Liaison Henry Pressley and Community Development Director Cynthia Smith Strack.

**2. BUSINESS.**

**2.1. PUBLIC HEARING - Ridgeview Health Campus.**

John Prondzinski, Vice President, was present.

Community Development Director Smith Strack explained that a public hearing has been scheduled as a result of a request by Ridgeview Medical Center and The Lutheran Home Association for Planned Unit Development Plan amendment and replat of Ridgeview Health Center. The proposed replat includes a second lot, the perimeter of which is coterminous with the residential component of the mixed use attached structure. The replat will create the potential to transfer fee ownership of Lot 2 to a different property owner. The lot/structure concurrent boundary is possible under amendment of the PUD.

Chair Hvidsten opened the public hearing at 6:05 p.m. and asked for public comment. There was no response.

MOTION by Commissioner Hetzel, second by Commissioner Pankonin, to close the public hearing at 6:06 p.m. ALL VOTED AYE. MOTION CARRIED.

Commissioner Carter inquired about the 55-unit apartment building. Community Development Director Smith Strack explained the apartment building will be considered as independent senior living and no longer an assisted living and memory care unit as was initially discussed.

John Prondzinski explained that an independent group of investors will construct the apartment building, which will aid The Lutheran Home in structuring documents for the financing of the land and building. The investment group may transfer ownership of Lot 2 to The Lutheran Home at some future point. The property will remain taxable until ownership is transferred to The Lutheran Home. There will be a land lease agreement for Lot 2.

Community Development Director Smith Strack explained that due to joint access, crossover access agreements are necessary.

**2.1.1. Resolution PZ 16-014 Revised Planned Unit Development and Re-Plat.**

MOTION by Commissioner Hvidsten, second by Commissioner Cotner, to approve Resolution PZ 16-014 Revised Planned Unit Development and Re-Plat. ALL VOTED AYE. MOTION CARRIED.

**3. ADJOURNMENT.**

MOTION by Commissioner Hetzel, second by Commissioner Pankonin, to adjourn at 6:15 p.m. ALL VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Patricia Krings  
Recording Secretary