

**BELLE PLAINE PLANNING & ZONING COMMISSION
REGULAR MEETING
JULY 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, July 9, 2018 at City Hall, 218 North Meridian Street, Belle Plaine, MN. Chair Ashby Carter called the meeting to order at 6:29 PM with Commissioners Ashley Cauley, Ryan Herrmann and Alternate Lee Peterson present. Commissioner Omni Kiecker arrived at 6:33 PM. Commissioners Ashton Pankonin was not present. Council Liaison Pal Chard was not present.

Also present was Community Development Director Smith Strack.

2. APPROVAL OF AGENDA.

MOTION by Commissioner Cauley, 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 June 11, 2018.

MOTION by Commissioner Cauley, second by Commissioner Carter, to approve the Regular Session Minutes of June 11, 2018.

4. RECOGNITION OF INVOLVED CITIZENS.

*Persons may make statements to the Planning Commission pertaining to items **not** on the agenda. Maximum of three (3) minutes per speaker. No official action will be taken.*

Chair Carter opened the public forum at 6:32 PM. No one spoke during the open forum.

MOTION by Commissioner Carter, second by Commissioner Cauley to close the public forum at 6:32 PM. ALL VOTED AYE. MOTION CARRIED.

5. PUBLIC HEARINGS.

5.1. Preliminary and Final Plat: Ag Partners Addition. The Planning Commission will consider public comment on a request by Genesis Cooperative Association for preliminary plat and final plat review and consideration for Ag Partners Addition.

Community Development Director Smith Strack explained a public hearing on a preliminary plat and recommendation pertaining to approval of preliminary and final plats for Ag Partners Addition will be held. The subject property is owned by Genesis Cooperative Association noting platting is proposed to combine three separate parcels into one lot. Smith Strack explained a public notice of the hearing was posted, published, and mailed to property owners within 350 feet of the subject property. No public comment for or against the preliminary plat has been received. Smith Strack noted Ag Partners Addition is a conventional plat combining several previously platted lots. The plat includes lots under fee ownership of Genesis with easement provided to MnDOT for T.H. 169. It is further noted West Commerce Drive is within the MnDOT easement and was subject to release of ROW agreement with turnback to the City in 2011.

Chair Carter opened the public hearing at 6:36 PM and asked for public comment. No one spoke at the public hearing.

MOTION by Commissioner Cauley, second by Commissioner Kiecker, to close the public hearing at 6:36 PM. ALL VOTED AYE. MOTION CARRIED.

5.1.1. Resolution PZ 18-020, Recommending Conditional Approval of Preliminary and Final Plats for Ag Partners Addition.

MOTION by Commissioner Peterson, second by Commissioner Cauley to approve Resolution PZ 18-020, Recommending Conditional Approval of Preliminary and Final Plats for Ag Partners Addition. ALL VOTED AYE. MOTION CARRIED.

6. BUSINESS.

6.1. Discussion: Sample Language – Native Plantings/Natural Landscapes.

Community Development Director Smith Strack explained over the past few meetings the Commission has been discussing native and natural landscapes, especially as they pertain to the nuisance code and perhaps encouraging plantings. As discussed, native/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 explained commissioners indicated an interest in allowing limited natural/native landscapes under code with Bloomington's code language as a touchstone through a permit process which encourages weed management, plan, defined boarder and a 5 ft. maximum amount of plantings. Noting included in the packet was sample language drafted for the proposed nuisance code update.

Commissioner Carter requests a more direct definition on 5B – Weed. Commissioner Kiecker inquired if D2 was differentiating with Rain gardens. Community Development Director Smith Strack explained confirmed natural landscapes/Native planting would be different than a rain garden and raingardens are defined in City code. Discussion on D.3.b. and whether it is a contradiction. Commissioners agreed staff would handle a native planting/natural landscape in the same manner as fences. If property owner agrees to the abutting of property of similar landscape and the owners have a signed agreement, it would be allowed. Smith Strack agreed to add written permission as part of the process for D.3.a.

6.2. Discussion: 2018 Work Plan.

Community Development Director Smith Strack explained the Planning Commission established legislative work items for 2018 as part of an annual report to the City Council. Smith Strack opened discussion for Commissioner to add items to be reviewed.

Commissioner Kiecker would like bike lanes to be an area for review. Kiecker noted defining areas, a biking campaign and possible street bike lanes as areas to look at. Community Development Director Smith Strack explained she will consult with other department heads regarding a possible meeting with Park Board, Planning Commission and City Council. Commissioner Herrmann cited Education of kids and bikers and designated bike routes should be priority. Commissioner Cauley explained she would like to revisit the non-conforming expansion permits and clarification on language. Commissioner Herrmann would like to revisit parking pads.

7. ADMINISTRATIVE REPORTS.

7.1. Commissioner Comments.

No Comments were made.

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 August 13, 2018.

The Commissioners were reminded of the upcoming meeting as listed.

8. ADJOURNMENT.

MOTION by Commissioner Kiecker, second by Commissioner Cauley, to adjourn the meeting at 7:12 PM.
ALL VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Renee Eyrich
Recording Secretary