



MEMORANDUM

DATE: January 9, 2017
TO: Chairperson Hvidsten, Planning Commissioners, and Administrator Votca
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 5.4 Goals for 2017

REQUEST: Prioritization of Goals for 2017

GENERAL INFORMATION

Potential goals for 2017 were discussed at the December 2016 PC meeting. Those attending decided to continue discussion to the January meeting to ensure more members were available for discussion.

Following is information on 2016 goals and a few potential thoughts for 2017:

1. Goals Continuing from 2016:
 - a. Continue update of *Destination 2040 Belle Plaine*.
 - b. Consider update of sign code to reference commercial and non-commercial speech and to remove references to specific classes of signs.
 - c. Review code for housekeeping issues as they become apparent.
 - d. As time allows, review code standards to determine compliance with state/federal rules.
 - e. Review requests for platting, variances, rezoning, text amendment, conditional use permits, and interim use permits in a timely, consistent, and professional manner with the process prescribed by the zoning and/or subdivision code.
 - f. Implement/administer the 2008 Comprehensive Plan.
2. New efforts (examples only):
 - a. *Conduct small-group interview with RMC and TLHA (at their place) to debrief on City regulatory and review process related to their project. Perhaps one EDA Member, one PC Member, and one Council Member.*
 - b. *Consider allowing site plan review (especially for additions) under administrative review process versus recommendation by the PC and approval by the CC.*
 - c. *Pursue policies which provide homes in Belle Plaine for workers in Shakopee.*
 - d. *Consider policies encouraging industrial development and job creation: e.g. guide more areas closer to Hwy 169 to industrial planned land use, consider methods of reducing construction cost (i.e. less expensive building standards), allow for clear ceiling heights 32+ feet, review parking/loading standards, etc.*



MEMORANDUM

DATE: January 9, 2017
TO: Chairperson Hvidsten, Planning Commissioners, and Administrator Votca
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 5.5 Planned Land Uses Commerce Drive West and Highway 169

REQUEST: Discussion of Planned Land Uses for Certain Areas Adjacent to WCD and Hwy 169

GENERAL INFORMATION

Input is requested on planned land uses for properties adjacent to Commerce Drive West and Highway 169 northeast of 169/64 interchange.

Attached please find two marked up maps of property adjacent to Commerce Drive West and Highway 169. The maps include current planned uses and identification of areas proposed for increased flexibility based on discussions with property owners and development prospects. Please note the following for discussion:

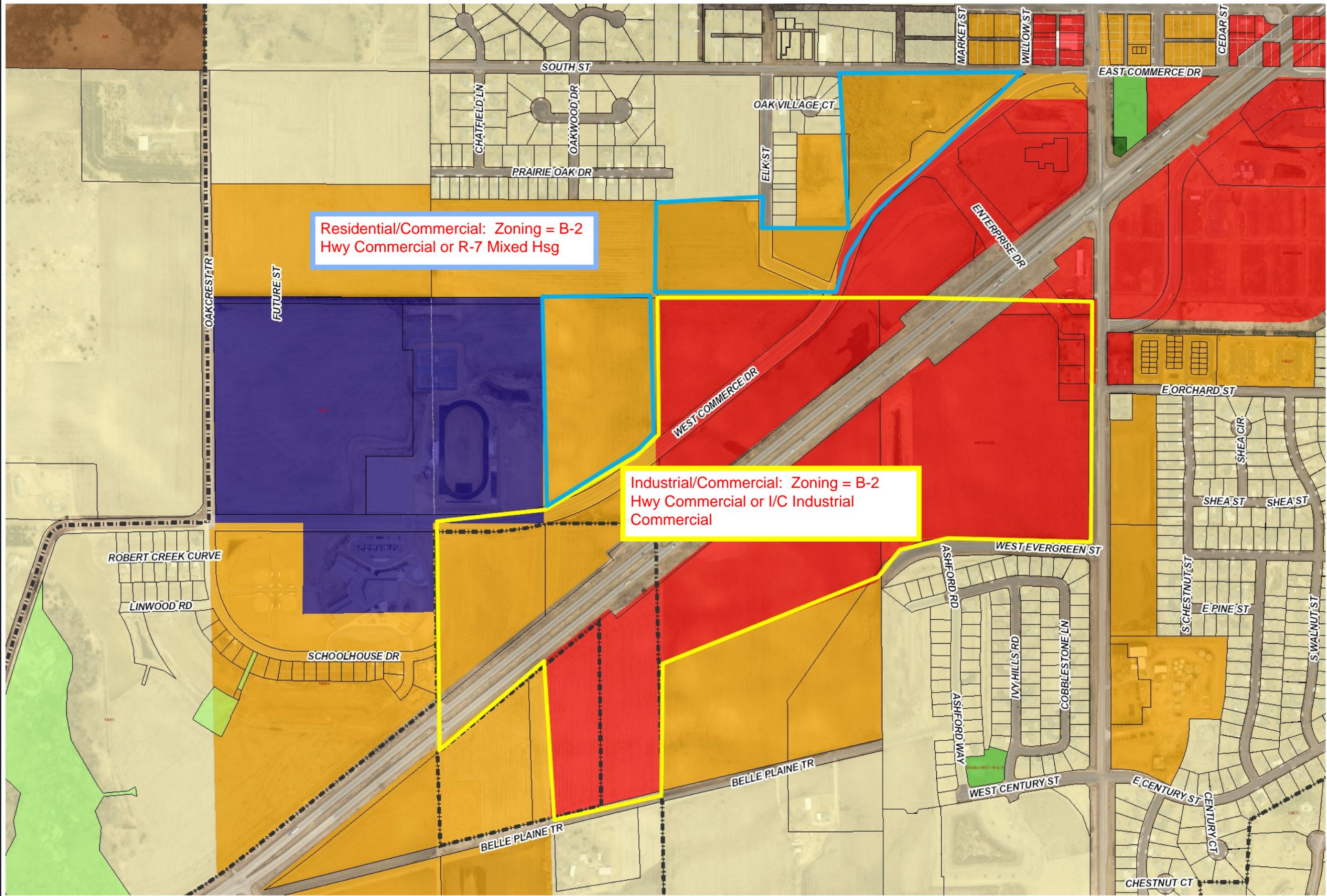
1. Red shading = currently planned to B-2 Highway Commercial.
2. Gold shading = currently planned for mixed residential (R-7).
3. Light green shading = currently planned for industrial/commercial (I/C).
4. Area within yellow box = proposed for mixed highway commercial/industrial/commercial (zoning classifications B-2 and I/C).
5. Area within blue box = proposed for mixed use residential and/or commercial (zoning classifications R-7 or B-2).

Flexibility in planned uses rather than singular classifications may avoid minor comprehensive plan amendment processes for development in the future. Minor Comprehensive Plan amendments are potential impediments to development, adding 60+ days to the project review timeline and costing over \$1,000.



Legend

- City Limits
- Parcels (11-1-2016)
- Lot Lines
- Parks
- Future Land Use**
 - SRES - Single Family Residential
 - MRES - Medium & High Density Residential
 - Manufactured Home
 - A-2
 - RR - Rural Residential
 - RBT - Residential/Business Transition
 - CBD - Central Business District
 - HWYCOM - Highway Commercial
 - IND - Industrial
 - INDUSTRY/COMMERCIAL
 - PUB - Institutional
 - PARK/OPEN SPACE
 - FLOODPLAIN
 - ROW



Planned Land Use WCD



Disclaimer:
 This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Belle Plaine is not responsible for any inaccuracies herein contained.

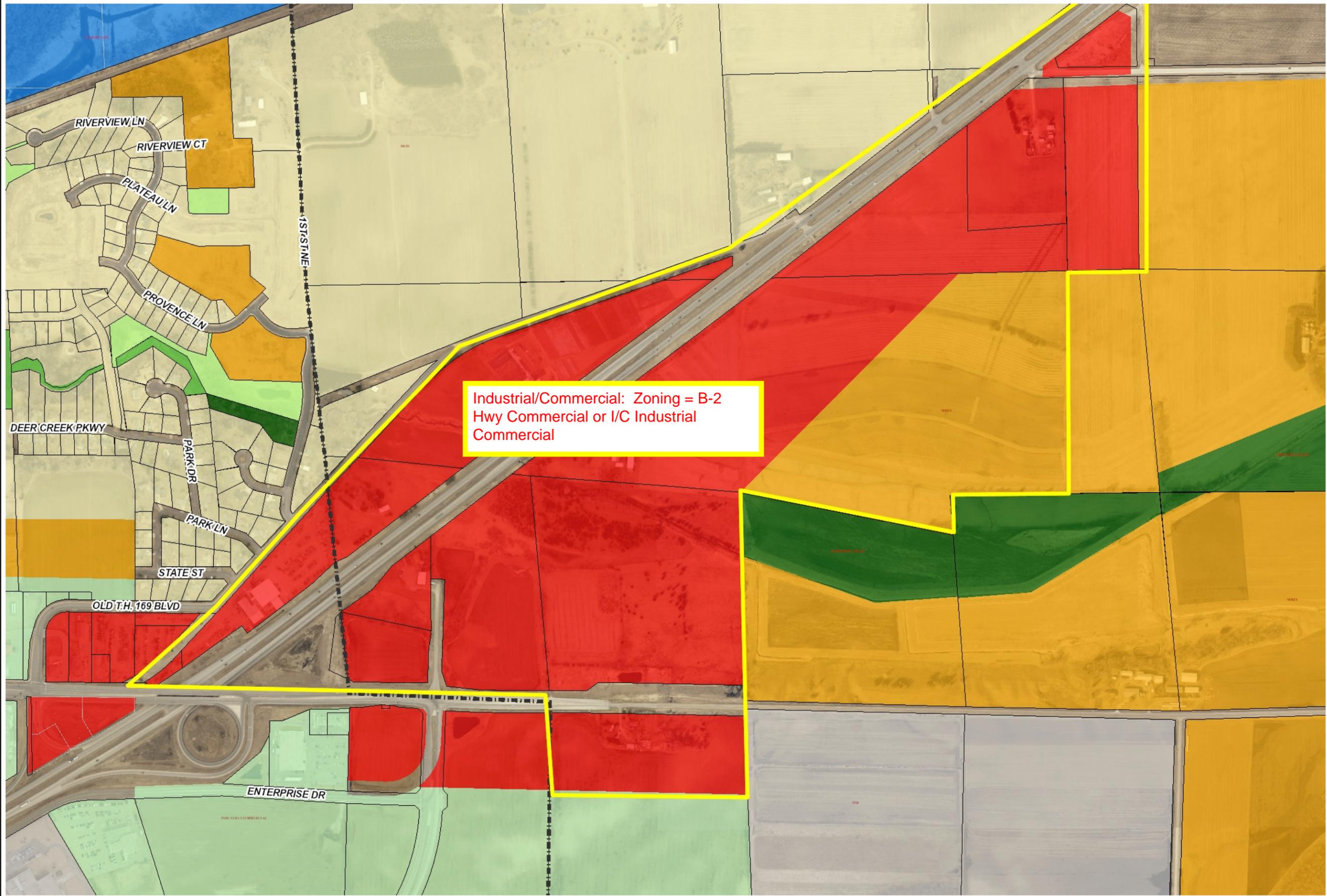
0 533 Feet





Legend

- City Limits
- Parcels (11-1-2016)
- Lot Lines
- Parks
- Future Land Use**
- SRES - Single Family Residential
- MRES - Medium & High Density Residential
- Manufactured Home
- A-2
- RR - Rural Residential
- RBT - Residential/Business Transition
- CBD - Central Business District
- HWYCOM - Highway Commercial
- IND - Industrial
- INDUSTRY/COMMERCIAL
- PUB - Institutional
- PARK/OPEN SPACE
- FLOODPLAIN
- ROW



Industrial/Commercial: Zoning = B-2
Hwy Commercial or I/C Industrial
Commercial

Planned Land Use 169 N & E



Disclaimer:
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Belle Plaine is not responsible for any inaccuracies herein contained.

0 592 Feet





MEMORANDUM

DATE: January 9, 2017
TO: Chairperson Hvidsten, Members of the Planning Commission, and Administrator Votca
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 6.2 Director's Report

Design Committee

The Design Committee will be meeting next on February 6th. Ms. Lana Beck will join the DC to illustrate concepts for gateway identity signs.

EDA

The EDA met December 12th and will meet just prior to the PC meeting this evening. Similar to the PC, the EDA will be discussing goals for 2017 and planned land uses.

We have several pending projects at this time just no projects that are public information.

NOTE: TRAINING FEBRUARY 13TH 6 P.M. OPEN MEETING LAW AND DATA PRIVACY ACT