



## MEMORANDUM

DATE: September 14, 2020  
TO: Chairperson Cauley, Members of the Planning Commission, and Administrator Meyer  
FROM: Cynthia Smith Strack, Community Development Director  
RE: Agenda Item 5.2: Public Hearing Ordinance 20-10

### GENERAL INFORMATION

The Commission previously reviewed draft code amendment language pertaining to metal roofing and siding standards. The amended language is intended to further clarify what types of exterior building materials are allowed in various zoning classifications. The draft language developed by the Commission was reviewed by the City Council at a recent work session. Following work session a public hearing was scheduled.

The is to hold public hearing on Ordinance 20-10, An Ordinance Amending Chapter 11, Section 1104.04 of the City Code Pertaining to Building Type and Construction Standards. If approved the Ordinance will:

1. Clarify Section 1104.04 applies to residential zoning classifications. Standards contained in Chapter 1107.17 and 1107.22 will apply to commercial and/or industrial districts.
2. Horizontally placed metal lapsiding will be specifically allowed as an exterior building material in residential zones.
3. Architectural metal roofing with concealed fasteners will be allowed in residential zoning districts for principal and accessory structures.
4. Exposed fastener metal roofing on principal or accessory structures over 200 square feet in area will be prohibited.

Notice of public hearing has been posted and published. No comment for or against the proposed Ordinance has been received.

### ACTION

The Planning Commission is to hold a public hearing on Ordinance 20-10. Following public hearing Resolution 20-11 is provided for consideration.

### ATTACHMENTS:

- Ordinance 20-10 An Ordinance Amending Chapter 11, Section 1104.04 Pertaining to Metal Roofing and Siding.
- Resolution 20-011 Recommending Approval of Ordinance 20-10, An Ordinance Amending Chapter 11, Section 1104.04 of the City Code Pertaining to Building Type and Construction Standards.

**CITY OF BELLE PLAINE  
ORDINANCE 20-11**

**AN ORDINANCE AMENDING CHAPTER 11, SECTION 1104.04 OF THE BELLE PLAINE CITY CODE  
PERTAINING TO BUILDING TYPE AND CONSTRUCTION STANDARDS**

THE CITY COUNCIL OF THE CITY OF BELLE PLAINE ORDAINS:

**Section 1. The City Council of the City of Belle Plaine hereby amends Chapter 11, Section 1104.04 as follows:**

1104.04 BUILDING TYPE AND CONSTRUCTION.

1. No galvanized or unfinished steel, galvalume or unfinished aluminum buildings (wall or roofs) shall be permitted in any residential zoning district.
2. Buildings in residential zoning districts shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the property values of the abutting properties or adversely impact the public health, safety and general welfare.
3. Exterior building finishes in residential districts shall consist of materials comparable in grade and quality to the following:
  - A. Brick.
  - B. Natural stone.
  - C. Decorative concrete block.
  - D. Wood, provided the surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood or cypress.
  - E. Glass curtain wall panels.
  - F. Stucco.
  - G. Vinyl.
  - H. Horizontally-placed metal lap siding.
  - I. Other materials as approved by the Zoning Administrator.
4. Architectural metal roofing with concealed fasteners is allowed in residential zoning districts for principal and accessory structures. Exposed fastener metal roofing on principal or accessory structures over 200 square feet in area is prohibited in residential zoning districts.
5. Standards contained in Chapter 1107.17 Highway Commercial and Industrial Design Standards and Chapter 1107.22, Preservation of Belle Plaine's Character Design Standards, as may be amended, shall apply.

**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 21<sup>st</sup> day of September, 2020.

BY: \_\_\_\_\_  
Christopher G. Meyer, Mayor

ATTEST:

\_\_\_\_\_  
Dawn Meyer, City Administrator

**BELLE PLAINE PLANNING COMMISSION  
RESOLUTION PZ\_20-011**

**RECOMMENDING APPROVAL OF ORDINANCE 20-10, AN ORDINANCE AMENDING CHAPTER 11,  
SECTION 1104.04 OF THE BELLE PLAINE CITY CODE PERTAINING TO BUILDING TYPE AND  
CONSTRUCTION STANDARDS**

WHEREAS, the City placed language providing for building type and construction standards several years ago; and,

WHEREAS, the language requires specifies certain building material types and requires building materials employed be in keeping with the quality and appearance of other structures; and,

WHEREAS, the Planning Commission finds the criteria in need of clarification as it pertains to advances in building materials; and,

WHEREAS, the Planning Commission has studied the issue and developed language contained in Ordinance 20-10 which provides for metal roofing and siding materials and application of existing design criteria for commercial and industrial zones; and,

WHEREAS, the Planning Commission conducted a public hearing on September 14, 2020 following duly published notice to accept public comment on proposed Ordinance 20-10, An Ordinance Amending Chapter 11, Section 1104.04 of the City Code Pertaining to Building Type and Construction Standards; and,

WHEREAS, the Planning Commission following the public hearing discussed Ordinance 20-10.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA, THAT: It recommends approval of Ordinance 20-10, An Ordinance Amending Chapter 11, Section 1104.04 of the City Code Pertaining to Building Type and Construction Standards.

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 14<sup>th</sup> day of September, 2020.

\_\_\_\_\_  
Ashley Cauley  
Chairperson

\_\_\_\_\_  
Cynthia Smith Strack  
Community Development Director