

**BELLE PLAINE CITY COUNCIL  
AGENDA RECAP  
MARCH 21, 2022**

<p><b>1. PLEDGE OF ALLEGIANCE.</b></p>	<p>Mayor Meyer led those present in the Pledge of Allegiance.</p>
<p><b>2. CALL TO ORDER. 2.1. Roll Call.</b></p>	<p>Councilmember Coop was not present.</p>
<p><b>3. APPROVAL OF AGENDA.</b></p>	<p>Councilmember Chard moved item 4.7. to the Business portion of the meeting. The Agenda was approved with the adjustment.</p>
<p><b>4. APPROVAL OF CONSENT AGENDA.</b>  4.1. Regular Session Minutes of March 7, 2022.  4.2. Special Hearing Minutes of March 9, 2022.  4.3. Resolution 22-030 Establishing Precincts and Polling Places.  4.4. Approving Temporary On-Sale Liquor License for an Event at Heritage Park Sponsored on April 30, 2022.  4.5. Resolution 22-031 Appointing Jim Gerold as Assistant Planner/ Building Inspector for the City of Belle Plaine for up to 30 hours per week.  4.6. Authorize Staff to Advertise to Seek Bids for the 2022 Pavement Maintenance Project.  4.7. <del>Resolution 22-042 Authorize Purchase of a Public Works Cold Storage Facility.</del>  4.8. Resolution 22-043 Denying Appeal Of Denial Of Body Art Establishment License.</p>	<p>The Consent Agenda was approved 4-0.</p>
<p><b>5. DEPARTMENT REPORTS.</b>  <b>5.1. Ambulance Department.</b>   <b>5.2. Fire Department.</b>   <b>5.3. Police Department.</b>   <b>5.4. Community Services Director.</b>   <b>5.5. Community Development Department.</b></p>	<p>Ambulance Director Burton was not present. The Council acknowledged the receipt of the Ambulance Report.</p> <p>Fire Chief Otto was present. Otto highlighted the fire Department Report.</p> <p>Police Chief Stier was present. Stier highlighted the Police Department Report.</p> <p>Community Services Director Koller was not present. The Council acknowledged the receipt of the Community Services Report.</p> <p>Community Development Director Smith Strack was present. Smith Strack highlighted the Community Development Report.</p>
<p><b>6. PUBLIC HEARINGS.</b>  <b>6.1. Development Stage Planned Unit Development Plan Brecken Place Townhomes, LLC and Preliminary Plat Brecken Place.</b> The City Council will hold a public hearing on a request for Development Stage Planned Unit Development Plan and Preliminary Plat approval for a 40-unit single family townhome development near Meridian and East Evergreen Streets.   <b>6.1.1 Resolution 22-032, Conditionally Approving a Development Stage Planned Unit Development Plan for Brecken Place Townhomes.</b></p>	<p>A Public Hearing was held regarding Development Stage Planned Unit Development Plan Brecken Place Townhomes, LLC and Preliminary Plat Brecken Place.</p> <p>Community Development Director Smith Strack reviewed the development with a slideshow.</p> <p>Four residents testified during the public hearing voicing concern on safety, traffic, lighting and condition of Chestnut Street.</p> <p>Resolution 22-032 was approved 4-0.</p>

<p><b>6.1.2 Resolution 22-033, Conditionally Approving a Preliminary Plat for Brecken Place.</b></p> <p><b>6.2. Tax Abatement Brecken Place Townhomes.</b> The City Council will hold a public hearing on a request for a City property tax abatement for property to be developed as Brecken Place Townhomes. The term of the abatement is no more than five years, the total taxes to be abated is approximately \$226,000. Taxes paid at this time are not proposed for abatement.</p> <p><b>6.2.1 Resolution 22-034, Granting a Property Tax Abatement for Certain Property in the City of Belle Plaine.</b></p> <p><b>6.3. Ordinance 22-01.</b> The City Council will hold a public hearing on Ordinance 22-01, An Ordinance Amending Section 1101 of the City Code by adding definitions for indoor self-storage facility and outdoor self-storage facility.</p> <p><b>6.3.1. Ordinance 22-01 An Ordinance Amending Section 1101 of the City Code by adding definitions for indoor self-storage facility and outdoor self-storage facility.</b></p> <p><b>6.3.2. Resolution 22-035, A Resolution Authorizing Summary Publication of Ordinance 22-01, An Ordinance Amending Section 1101 of the City Code by adding definitions for indoor self-storage facility and outdoor self-storage facility.</b></p> <p><b>6.4. Ordinance 22-02.</b> The City Council will hold a public hearing on Ordinance 22-02, An Ordinance Amending Section 1105.10 of the City Code pertaining to permitted, accessory, and conditional uses in the B-2 Highway Commercial District.</p> <p><b>6.4.1. Ordinance 22-02, An Ordinance Amending Section 1105.10 of the City Code pertaining to permitted, accessory, and conditional uses in the B-2 Highway Commercial District.</b></p> <p><b>6.4.2. Resolution 22-036, A Resolution Authorizing Summary Publication of Ordinance 22-02, An Ordinance Amending Section 1105.10 of the City Code pertaining to permitted, accessory, and conditional uses in the B-2 Highway Commercial District.</b></p> <p><b>6.5. Ordinance 22-03.</b> The City Council will hold a public hearing on Ordinance 22-03, An Ordinance Amending Section 1105.13 of the City Code pertaining to conditional and accessory uses in the I/C Industrial Commercial District.</p>	<p>Resolution 22-033 was approved 4-0.</p> <p>A Public Hearing was held regarding Tax Abatement Brecken Place Townhomes.</p> <p>Community Development Director Smith Strack reviewed the item with a slideshow.</p> <p>No one spoke at the public hearing.</p> <p>Resolution 22-034 was approved 4-0.</p> <p>Community Development Director Smith Strack reviewed Ordinances 22-01, 22-02, 22-03, 22-04 and 22-05 with a slideshow.</p> <p>A Public Hearing was held regarding Ordinances 22-01. No one spoke at the public hearing</p> <p>Ordinance 22-01 was approved 4-0.</p> <p>Resolution 22-035 was approved 4-0.</p> <p>A Public Hearing was held regarding Ordinance 22-02. No one spoke at the public hearing.</p> <p>Ordinance 22-02 was approved 4-0.</p> <p>Resolution 22-036 was approved 4-0.</p> <p>A Public Hearing was held regarding Ordinance 22-03. No one spoke at the public hearing.</p>
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<p><b>6.5.1. Ordinance 22-03, An Ordinance Amending Section 1105.13 of the City Code pertaining to conditional and accessory uses in the I/C Industrial Commercial District.</b></p> <p><b>6.5.2. Resolution 22-037, A Resolution Authorizing Summary Publication of Ordinance 22-03, An Ordinance Amending Section 1105.13 of the City Code pertaining to conditional and accessory uses in the I/C Industrial Commercial District.</b></p> <p><b>6.6. Ordinance 22-04.</b> The City Council will hold a public hearing on Ordinance 22-04, An Ordinance Amending Section 1105.12 of the City Code pertaining to accessory and conditional uses in the I-2 General Industrial District.</p> <p><b>6.6.1. Ordinance 22-04, An Ordinance Amending Section 1105.12 of the City Code pertaining to accessory and conditional uses in the I-2 General Industrial District.</b></p> <p><b>6.6.2. Resolution 22-038, A Resolution Authorizing Summary Publication of Ordinance 22-04, An Ordinance Amending Section 1105.12 of the City Code pertaining to accessory and conditional uses in the I-2 General Industrial District.</b></p> <p><b>6.7. Ordinance 22-05.</b> The City Council will hold a public hearing on Ordinance 22-05, An Ordinance Amending Section 1103.08, Subd. 5(B) by adding specific standards for granting conditional use permits for indoor self-storage facilities and detached commercial and industrial accessory structures.</p> <p><b>6.7.1. Ordinance 22-05, An Ordinance Amending Section 1103.08, Subd. 5(B) by adding specific standards for granting conditional use permits for indoor self-storage facilities and detached commercial and industrial accessory structures.</b></p> <p><b>6.7.2. Resolution 22-039, A Resolution Authorizing Summary Publication of Ordinance 22-05, An Ordinance Amending Section 1103.08, Subd. 5(B) by adding specific standards for granting conditional use permits for indoor self-storage facilities and detached commercial and industrial accessory structures.</b></p>	<p>Ordinance 22-03 was approved 4-0.</p> <p>Resolution 22-037 was approved 4-0.</p> <p>A Public Hearing was held regarding Ordinance 22-04. No one spoke at the public hearing.</p> <p>Ordinance 22-04 was approved 4-0.</p> <p>Resolution 22-038 was approved 4-0.</p> <p>A Public Hearing was held regarding Ordinance 22-05. No one spoke at the public hearing.</p> <p>Ordinance 22-05 was approved 4-0.</p> <p>Resolution 22-039 was approved 4-0.</p>
<p><b>7. BUSINESS.</b></p> <p><b>7.1. Presentation of Claims.</b></p> <p><b>7.2. Resolution 22-040 Approving a Developers Agreement for Brecken Place and Authorizing and Directing Execution Thereof.</b></p>	<p>The Presentation of Claims was approved 4-0.</p> <p>Community Development Director Smith Strack reviewed the Developers Agreement for Brecken Place.</p> <p>Resolution 22-040 was approved 4-0.</p>

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<b>7.3. Resolution 22-041, Conditionally Approving Final Stage Planned Unit Development for Brecken Place Townhomes and Final Plat for Brecken Place.</b>	Community Development Director Smith Strack reviewed the Final Stage Planned Unit Development for Brecken Place and Final Plat.  Resolution 22-041 was approved 4-0.
<b>7.4. Resolution 22-042 Authorize Purchase of a Public Works Cold Storage Facility.</b>	Discussion was held on the Cold Storage Facility quote. Resolution 22-042 was approved 3-1.
<b>8. ADMINISTRATION.</b> <b>8.1. Upcoming Tentative Meetings.</b> <ol style="list-style-type: none"><li>1. Design, Monday, April 4, 5:15 PM.</li><li>2. City Council, Monday, April 4, 6:30 PM.</li><li>3. Work Session, Monday, April 4, 6:45 PM.</li></ol>	Mayor Meyer advised of the upcoming tentative meetings as listed.
<b>9. ADJOURN.</b>	The Regular Session was adjourned at 7:43 PM.