

**BELLE PLAINE PLANNING & ZONING COMMISSION  
JOINT MEETING WITH CITY COUNCIL  
OCTOBER 19, 2020**

**PLEDGE OF ALLEGIANCE**

Mayor Meyer 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, October 19, 2020 at City Hall 218 North Meridian Street, Belle Plaine, MN. Vice Chair Pankonin called the meeting to order at 6:40 PM with Commissioners Petersen, Herrmann and Duklet. Commissioners Kiecker and Cauley were not present.

Also present was Community Development Director Smith Strack and Council Liaison Chard.

**2. APPROVAL OF AGENDA.**

MOTION by Commissioner Herrmann, second by Commissioner Petersen, to approve the agenda as presented. ALL VOTED AYE. MOTION CARRIED.

**3. PUBLIC HEARING.**

**3.1. (Listed as City Council October 19, 2020 Agenda as Item 7.1). Conditional Use Permit Outdoor Storage 805 Enterprise Drive East. The Planning Commission and City Council will consider public comment on a conditional use permit application submitted by Nick Melsha, on behalf of Davis Family Investments (Applicant and Property Owner). The conditional use permit, if approved, would authorize two outdoor storage pads at property addressed as 805 Enterprise Drive East. A conditional use permit is required under Section 1107.08, Subd. 2(1) of the City Code pertaining outside storage of equipment, materials and inventory accessory to industrial uses.**

Vice Chair Pankonin opened the Planning and Zoning public hearing at 6:41 PM.

Community Development Director Smith Strack reviewed the proposed Conditional Use Permit for outdoor storage at 805 Enterprise Drive East, the Cambria building. Smith Strack presented a brief slideshow outlining the request. Smith Strack noted rear yard three acres of outdoor storage for material and inventory is proposed in two phases and includes a proposed storm water facility. Smith Strack explained a CUP is required under Section 1107.08, Subd. 2(1). Smith Strack noted the applicant requests consideration for no fencing or screening per a submitted email. Smith Strack explained staff recommend some screening to maintain integrity of code as development continues on vacant lots nearby. Smith Strack explained adjustments to the proposed storm water facility including two feet of material not conducive to infiltration below high water level and a pond maintenance plan. Smith Strack noted an easement encroachment agreement will be needed if approved.

Nick Melsha, Arlington, applicant and representative from Cambria was present and explained the proposed storage is for the white wrapped slabs stored on the north side of the highway. Melsha explained they plan on moving the current slabs to the south side of the highway behind the Cambria building. Melsha explained the plan is to remove 12" of dirt and lay class five rock down. Melsha explained they are requesting no fencing due to issues with snow removal and noted some trees already exist and they are willing to add additional if needed.

Mayor Meyer inquired if the relocation of storage from Main street will be permanent. Melsha confirmed Cambria's plan to relocated all outdoor storage to the main building on the South side of the highway.

Commissioner Duklet noted no lights were included in the building. Melsha explained lights already exist on the exterior of the building and they typically do not add additional yard lighting.

MOTION by Commissioner Herrmann, second by Commissioner Petersen to close the Planning and Zoning Public Hearing at 6:52 PM. ALL VOTED AYE. MOTION CARRIED.

Commissioner Pankonin inquired if staff have any specific requests for screening. Community Development Director Smith Strack explained the additional screening can be left to administrative decision. Commissioner Duklet noted no need for fencing in her opinion landscaping would be sufficient. Commissioner Herrmann explained screening is a good idea and noted the main Cambria building is well taken care of; screening would keep the same look. Pankonin confirmed his opinion of vegetative screening over fencing. Herrmann inquired on the timeline from phase one to phase two and if the request is to get storage at one facility. Melsha explained he was unsure on the timeline and confirmed one facility for storage is preferred.

**Resolution PZ 20-012 A Resolution Recommending Approval Of A Conditional Use Permit Providing For Accessory Outdoor Storage at 805 Enterprise Drive East.**

MOTION by Commissioner Pankonin, second by Commissioner Petersen, to approve Resolution PZ 20-012 recommending approval of a Conditional Use Permit Providing for Accessory Outdoor Storage at 805 Enterprise Drive East with vegetation. ALL VOTED AYE. MOTION CARRIED.

**4. ADJOURNMENT.**

MOTION by Commissioner Duklet, second by Commissioner Petersen, to adjourn the meeting at 6:57 PM. ALL VOTED AYE. MOTION CARRIED.