



BELLE PLAINE CITY COUNCIL MEETING
NOTICE OF MEETING AND AGENDA
MONDAY, MARCH 21, 2022
GOVERNMENT CENTER, 218 NORTH MERIDIAN STREET, BELLE PLAINE, MINNESOTA
PLEASE USE THE NORTH ENTRANCE DOOR

1. PLEDGE OF ALLEGIANCE.
2. [CALL TO ORDER. 2.1. Roll Call.](#)
3. [APPROVAL OF AGENDA.](#)
4. [APPROVAL OF CONSENT AGENDA.](#)
 - 4.1. Regular Session Minutes of March 7, 2022.
 [4.1. MIN_CC_03-07-2022 Regular Session REVISED](#)
 - 4.2. Special Hearing Minutes of March 9, 2022.
 [4.2. MIN_CC_03-09-2022 Special City Council Hearing](#)
 - 4.3. [Resolution 22-030 Establishing Precincts and Polling Places.](#)
 [4.3.X. Resolution 22-030](#)
 - 4.4. [Approving Temporary On-Sale Liquor License for an Event at Heritage Park Sponsored on April 30, 2022.](#)
 [4.4.X. Temorary On-Sale Liquor License Heritage Park](#)
 - 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.](#)
 [4.5.X. Resolution 22-031](#)
 - 4.6. [Authorize Staff to Advertise to Seek Bids for the 2022 Pavement Maintenance Project.](#)
 [4.6.X. Seek Bids for 2022 Pavement Maintenance Project](#)
 - 4.7. [Resolution 22-042 Authorize Purchase of a Public Works Cold Storage Facility.](#)
 [4.7.X. Resolution 22-042](#)
 - 4.8. [Resolution 22-043 Denying Appeal of Denial of Body Art Establishment License.](#)
 [4.8.X. Resolution 22-043](#)
5. [DEPARTMENT REPORTS.](#)

5.1. [Ambulance Department.](#)

 [5.1.X. Ambulance Report](#)

5.2. [Fire Department.](#)

 [5.2.X. FD 2-2022 Council Report](#)

5.3. [Police Department.](#)

 [5.3.X. Police Report](#)

5.4. [Community Services Director.](#)

 [5.4.X. Community Education Report](#)

5.5. [Community Development Department.](#)

 [5.5. CD Report](#)

6. [PUBLIC HEARINGS.](#)

6.1. [Development Stage Planned Unit Development Plan Brecken Place Townhomes, LLC and Preliminary Plat Brecken Place. 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.](#)

6.1.1 Resolution 22-032, Conditionally Approving a Development Stage Planned Unit Development Plan for Brecken Place Townhomes.

6.1.2 Resolution 22-033, Conditionally Approving a Preliminary Plat for Brecken Place.

 [6.1.X. Resolution 22-032 & 22-033](#)

6.2. [Tax Abatement Brecken Place Townhomes. 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.](#)

6.2.1 Resolution 22-034, Granting a Property Tax Abatement for Certain Property in the City of Belle Plaine.

 [6.2.X. Brecken Tax Abatement](#)

6.3. [Ordinance 22-01. 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.](#)

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.

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.

 [6.3.X. Ordinance 22-01](#)

6.4. [Ordinance 22-02. 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.](#)

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.

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.

 [6.4.X. Ordinance 22-02](#)

- 6.5. [Ordinance 22-03. 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.](#)

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.

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.

 [6.5.X. Ordinance 22-03](#)

- 6.6. [Ordinance 22-04. 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.](#)

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.

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.

 [6.6.X. Ordinance 22-04](#)

- 6.7. [Ordinance 22-05. 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.](#)

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.

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.

 [6.7.X. Ordinance 22-05](#)

7. [BUSINESS.](#)

- 7.1. [Presentation of Claims.](#)

 [7.1. 030222 Bills](#)

- 7.2. [Resolution 22-040 Approving a Developers Agreement for Brecken Place and Authorizing and Directing Execution Thereof.](#)

 [7.2.X. Resolution 22-040](#)

- 7.3. [Resolution 22-041. Conditionally Approving Final Stage Planned Unit Development for Brecken Place Townhomes and Final Plat for Brecken Place.](#)

 [7.3.X. Resolution 22-041](#)

8. [ADMINISTRATION.](#)

8.1. Upcoming Tentative Meetings.

1. Design, Monday, April 4, 5:15 PM.
2. City Council, Monday, April 4, 6:30 PM.
3. Work Session, Monday, April 4, 6:45 PM.

9. [ADJOURN.](#)