

**BELLE PLAINE CITY COUNCIL
WORK SESSION
JUNE 17, 2019**

1. CALL TO ORDER. 1.1. ROLL CALL.

The Belle Plaine City Council conducted a Work Session on Monday, June 17, 2019 at 6:54 PM in the council chambers of City Hall, 218 North Meridian Street, Belle Plaine, MN. Present were Mayor Chris Meyer and Councilmembers Ben Stier, Cary Coop, Paul Chard and Renee LeMieux.

Also present were City Administrator Meyer, Finance Director Jirik, Community Development Director Smith Strack, Public Works Superintendent Fahey, City Engineer Duncan and City Attorney Vose.

2. APPROVAL OF AGENDA.

MOTION by Councilmember Coop, second by Councilmember Stier, to approve the agenda as presented. ALL VOTED AYE. MOTION CARRIED.

3. DISCUSSION ITEMS.

3.1. Use of Property at 961 Meridian Street South.

Community Development Director Smith Strack explained the use of the property at 961 Meridian Street South has historically been blended agricultural and commercial, including a ground lease for a telecommunications tower, storage of agricultural products and equipment, and trucking business. Smith Strack noted aerials show presence of agricultural buildings, cell tower, and semi-trucks on site since at least 2008. Smith Strack explained significant internal discussion has occurred surrounding the use. Smith Strack noted the property is now owned by a bank who is requesting clarification on property use, specifically whether or not a trucking operation can operate out of the site. Smith Strack provided a brief background of the property.

Smith Strack explained the Planning Commission met on June 10th and had significant discussion regarding the potential options provided by staff. Smith Strack cited option one as: Find nonconforming status pertaining to agricultural and trucking use expired with plat approval and the property should be marketed as residential use. This option prioritizes changing of use to planned use. Smith Strack noted staff was envisioning existing structures, granaries, bins, silos could remain on site. Smith Strack cited option two as Finding nonconforming status (limited) remains by define conforming use through a resolution limiting use of property to agri-business and limiting a) the number of trucks housed at the site, b) prohibiting further expansion of operations/structures, and c) curtailing outdoor storage. This option attempts to find a middle ground between prioritizing planned use and providing for continuation of existing use. Smith Strack cited option three as Define nonconforming use in a manner that would provide for less restricted trucking operation. This option prioritizes continuation of existing use over conversion to planned use. Smith Strack explained the Planning Commission recommended option one but did not specifically comment on status of buildings/structures on site.

Smith Strack requests from Council clarification to define a recommendation for the site.

City Administrator Meyer explained staff request a recommendation to be adopted in a resolution format. Councilmember Coop stated operations were originally supposed to end in 2011. Community Development Director Smith Strack explained the property was annexed into the City in 2002 and was supposed to have ended operations. Mayor Meyer inquired if the bank inquired on the use for marketing purposes. Smith Strack confirmed the bank is looking at future sale of the property, noting future road extensions and potential layout issues with a future developer. Discussion regarding future development of the two abutting bank owned properties and the potential expansion of Evergreen street. Councilmember Chard suggested recommendation of option one. It was the recommendation of the Council for option one with no more trucking/agriculture as of May 31, 2020.

3.2. Draft Accessory Dwelling Unit Code Amendment.

Community Development Director Smith Strack explained the Council has previously received information and discussed potential parameters for authorizing accessory dwelling units. Smith Strack explained the Planning Commission recently reviewed the attached draft code amendment pertaining to ADU which is provided for review/input by Council prior to public hearing. Smith Strack noted the Commission's approach to providing for ADU was to prioritize family needs and housing options while not disallowing or encouraging rental utilities in one family districts. Smith Strack highlighted the draft code amendment.

Councilmember Stier inquired on if a structure qualified as an ADU. Smith Strack explained ADU's are likely in existence with in the City. It was the consensus of the Council to move forward with the ADU Code Amendment.

3.3. Structure at 125 Church Street West.

Community Development Director Smith Strack explained the property at 125 Church Street West is in a state of disrepair. Code Violation letters for long weeds/grass and improper outdoor storage were mailed on June 12. Smith Strack noted the violation letters included a reference to property being in a state of disrepair and initial discussion regarding potentially hazardous building at the June 17 Work Session. Smith Strack explained the property owner was invited to the meeting and noted Christine Panning the daughter of the property owners is in the audience. Smith Strack explained no discussion is requested rather the intent is to make the Council aware of the steps taken thus far.

Mayor Meyer noted receiving several calls and requested a timeline for cleanup. Christine Panning explained steps taken to be code compliant. Panning noted mis-communication with staff and the building official as an issue for the continued state of disrepair.

Community Development Director Smith Strack expressed her desire to continue working with the property owner.

4. ADJOURN.

MOTION by Councilmember Coop, second by Councilmember LeMieux, to adjourn the work session at 7:42 PM. ALL VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Renee Eyrich
Recording Secretary