



**BELLE PLAINE PLANNING & ZONING COMMISSION
NOTICE OF REGULAR MEETING AND AGENDA
CITY HALL, 218 NORTH MERIDIAN STREET
PLEASE USE THE NORTH ENTRANCE**

**MONDAY, APRIL 13, 2026
6:00 P.M.**

PLEDGE OF ALLEGIANCE

6:00 **1. CALL TO ORDER.**
P.M. 1.1. Roll Call.

2. APPROVAL OF AGENDA.

3. APPROVAL OF MINUTES.

5.1. Regular Session Minutes of February 9, 2026.

6:05 **4. RECOGNITION OF INVOLVED CITIZENS.**

P.M. *Persons may make statements to the Planning Commission pertaining to items **not** on the agenda. Maximum of three (3) minutes per speaker. No official action will be taken.*

5. PUBLIC HEARINGS.

5.1. **Variance: Impervious Surface Coverage 148 Chestnut Street South St. Johns Lutheran Church.** The Planning Commission will consider public comment on a variance to Section 1105.07 (5)(5) of the city code which limits the total lot surface coverage to 40% in the R-3 One and Two Family Residential District. The Applicant is requesting a variance to allow lot coverage exceeding 40% to accommodate additional off-street parking.

5.1.1. **Resolution PZ 26-04** Recommending the City Council Approve a Variance to Section 1105.07 (5)(5) of the City Code to Allow 85 Percent Impervious Surface Coverage on Lot 1, Block 1 St. Johns Lutheran Church, 148 Chestnut Street South.

5.2. **Preliminary Plat Valley Business Park Fourth.** The Planning Commission is to hold a public hearing on a preliminary plat for Valley Business Park Fourth. The proposed plat combines four parcels owned by the City of Belle Plaine.

5.2.1. **Resolution PZ 26-05** Recommending the City Council Approve a Preliminary Plat for Valley Business Park Fourth.

6. BUSINESS.

6.1. **Resolution PZ 26-06** Recommending City Council Approve a Final Plat for Valley Business Park Fourth.

6.2. 2050 Comprehensive Plan Update – Community Engagement.

7. ADMINISTRATIVE REPORTS.

7.1. Commissioner Comments.

7.2. Director's Report.

7.3. Upcoming Tentative Meetings.

1. Regular Meeting, 6:00 p.m., Monday, May 11, 2026.

8. ADJOURNMENT.

There may be a quorum of the Belle Plaine City Council present at the meeting.