

**BELLE PLAINE PLANNING & ZONING COMMISSION
REGULAR MEETING
FEBRUARY 9, 2026**

PLEDGE OF ALLEGIANCE

Chair Romness 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, February 9, 2026 at City Hall 218 North Meridian Street, Belle Plaine, MN. Chair Romness called the meeting to order at 6:02 PM with Commissioners Crosby, Schmitz and Duklet present. Commissioners Elect Eggers and Walsh were also present.

Also present were Council Liaison Otto, Community Development Director Smith Strack and Assistant Community Development Director Gerold.

2. OATHS OF OFFICE

2.1. Jim Eggers, Antionette Walsh, Shelia Schmitz, and Brian Romness.

Community Development Director Smith Strack administered the Oath of Office for Commissioners Eggers, Walsh, Schmitz and Romness.

3. APPROVAL OF AGENDA.

MOTION by Commissioner Duklet, second by Commissioner Schmitz, to approve the Agenda as presented. ALL VOTED AYE. MOTION CARRIED.

4. ELECTION OF OFFICERS

Commissioner Duklet called for nominations for Chair.

MOTION by Commissioner Crosby, second by Commissioner Schmitz, to nominate Brian Romness as Chair. No other nominations were made. ALL VOTED AYE. MOTION CARRIED.

Chair Romness presided over the remainder of the election of officers and called for nominations for Vice-Chair.

MOTION by Commissioner Duklet, second by Commissioner Eggers, to nominate Sheila Schmitz as Vice Chair. No other nominations were made. ALL VOTED AYE. MOTION CARRIED.

Commissioner Romness called for nominations of secretary.

MOTION by Commissioner Duklet, second by Commissioner Schmitz, to nominate Doug Crosby as Secretary. No other nominations were made. ALL VOTED AYE. MOTION CARRIED.

5. APPROVAL OF MINUTES.

5.1. Regular Session Minutes of September 8, 2025.

5.2. Joint Session Minutes of October 6, 2025.

5.3. Joint Session Minutes of January 20, 2026.

MOTION by Commissioner Schmitz, second by Commissioner Eggers, to approve the Regular Session Minute of September 8, 2025, Joint Session Minutes of October 6, 2025 and Joint Session Minutes of January 20, 2026. ALL VOTED AYE. MOTION CARRIED.

6. RECOGNITION OF INVOLVED CITIZENS.

*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.*

No one stepped forward.

7. PUBLIC HEARINGS.

7.1. Preliminary Plat St. Johns Church. The Planning Commission is to hold a public hearing on a preliminary plat for St. Johns Church. The proposed plat combines three parcels owned by St. Johns Church.

Assistant Community Development Director Gerold reviewed the Preliminary Plat for St. Johns Church with a slideshow. Gerold explained the three lots of record are proposed to be recorded into one single parcel.

The Commission asked clarifying questions.

Commissioner Romness opened the public hearing at 6:13 PM.

No one stepped forward.

MOTION by Commissioner Duklet, second by Commissioner Crosby, to close the public hearing at 6:13 PM. ALL VOTED AYE. MOTION CARRIED.

7.1.1. Resolution PZ 26-01 Recommending the City Council Approve a Preliminary Plat for St. Johns Church.

MOTION by Commissioner Duklet, second by Commissioner Schmitz, to approve Resolution PZ 26-01 Recommending the City Council Approve a preliminary Plat for St. Johns Church. ALL VOTED AYE. MOTION CARRIED.

8. BUSINESS.

8.1. Resolution PZ 26-02 Recommending the City Council Approve a Final Plat for St. Johns Church.

Assistant Community Development Director Gerold reviewed the Final Plat for St. Johns Church with a brief slideshow.

MOTION by Commissioner Schmitz, second by Commissioner Crosby, to approve Resolution PZ 26-02 Recommending the City Council Approve a Final Plat for St. Johns Church. ALL VOTED AYE. MOTION CARRIED.

8.2. Resolution PZ 26-03 Recommending City Council Approve A Minor Subdivision 919 Church Street West.

Assistant Community Development Director Gerold reviewed the Minor Subdivision lot split at 919 Church Street West, noting the single lot would be separated into two lots of record.

The Commission asked clarifying questions.

MOTION by Commissioner Duklet, second by Commissioner Schmitz, to approve Resolution PZ 26-03 Recommending City Council Approve a Minor Subdivision at 919 Church Street West. ALL VOTED AYE. MOTION CARRIED.

8.3. 2050 Comprehensive Plan Update.

Community Development Director Smith Strack reviewed a follow up report from the meeting with the Met Council. Smith Strack noted Councils request for additional information.

The Commission held discussion on timelines, benefits of the plan, and community engagement.

8.4. PZC Roles & Responsibilities.

Community Development Director Smith Strack reviewed the Planning and Zoning Commissions Roles and Responsibilities, the open meeting law, data practices law and conflict of interest.

9. ADMINISTRATIVE REPORTS.

9.1. Commissioner Comments.

Commissioner Romness welcomed the new members.

9.2. Director's Report.

Community Development Director Smith Strack explained the report is in the packet for review.

9.3. Upcoming Tentative Meetings.

1. Regular Meeting, 6:00 p.m., Monday, March 9, 2026.

The Commission was reminded of the next upcoming meeting as listed.

10. ADJOURNMENT.

MOTION by Commissioner Schmitz, second by Commissioner Eggers, to adjourn the meeting at 7:12 PM.
ALL VOTED AYE. MOTION CARRIED.

Respectfully Submitted,

Renee Eyrich
Recording Secretary