



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

**MONDAY, May 11, 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 April 13, 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. **Conditional Use Permit – 121 Meridian Street South.** The Planning and Zoning Commission is to hold a public hearing to receive and consider public comment on a request by Kevin Berger (Property Owner) for a conditional use permit under Section 1105.11, Subd. 4(2) of the City Code. If approved the conditional use permit would allow automobile sales at 121 Meridian Street South.

5.1.1. **Resolution PZ 26-07** Recommending the City Council Approve a Conditional Use Permit for an Auto Dealership at 121 Meridian Street South.

6. BUSINESS.

6.1. 2050 Comprehensive Plan Update – Demographic Profile

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, June 8, 2026.

8. ADJOURNMENT.

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

**BELLE PLAINE PLANNING & ZONING COMMISSION
REGULAR MEETING
APRIL 13, 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, April 13, 2026 at City Hall 218 North Meridian Street, Belle Plaine, MN. Chair Romness called the meeting to order at 6:00 PM with Commissioners Crosby, Schmitz, Eggers and Duklet present.

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

2. APPROVAL OF AGENDA.

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

3. APPROVAL OF MINUTES. 5.1. Regular Session Minutes of February 9, 2026.

MOTION by Commissioner Eggers, second by Commissioner Crosby, to approve the Regular Session Minutes of February 9, 2026. ALL VOTED AYE. MOTION CARRIED.

4. 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.*

None.

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.

Community Development Director Smith Strack highlighted the Variance request. Assistant Community Development Director Gerold reviewed the request with a slideshow. Gerold noted one public comment submitted by email and handed out to the Commission.

The Commission asked clarifying questions to the applicant representative Tim Moonen.

Commissioner Romness opened the public hearing at 6:12 PM.

Paul Chard, 320 S. Walnut, noted he has no problem with the project and noted his concern with the west side of the parking lot which abuts his property which is going to be rock.

MOTION by Commissioner Duklet, second by Commissioner Crosby, to close the public hearing at 6:15 PM. ALL VOTED AYE. MOTION CARRIED.

Additional discussion was held with clarifying questions.

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.

MOTION by Commissioner Duklet, second by Commissioner Schmitz, to approve 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 with the additional screening language. Commissioners Duklet, Schmitz, Crosby and Romness VOTED AYE. Commissioner Eggers ABSTAINED. MOTION CARRIED.

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.

Community Development Director Smith Strack highlighted the preliminary plat request. Assistant Community Development Director Gerold reviewed the preliminary plat for Valley Business Park Fourth with a slideshow.

The Commissioners asked clarifying questions.

Commissioner Romness opened the public hearing at 6:23 PM.

No one stepped forward.

MOTION by Commissioner Crosby, second by Commissioner Eggers, to close the public hearing at 6:24 PM. ALL VOTED AYE. MOTION CARRIED.

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

MOTION by Commissioner Eggers, second by Commissioner Schmitz, to approve Resolution PZ 26-05 Recommending the City Council Approve a Preliminary Plat for Valley Business Park Fourth. ALL VOTED AYE. MOTION CARRIED.

6. BUSINESS.

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

Assistant Community Development Director Gerold reviewed the Final Plat for Valley Business Park Fourth.

MOTION by Commissioner Duklet, second by Commissioner Schmitz, to approve Resolution PZ 26-06 Recommending City Council Approve a Final Plat for Valley Business Park Fourth. ALL VOTED AYE. MOTION CARRIED.

6.2. 2050 Comprehensive Plan Update – Community Engagement.

Community Development Director Smith Strack reviewed the Community Engagement survey options.

The Commission held discussion and asked clarifying questions.

7. ADMINISTRATIVE REPORTS.

7.1. Commissioner Comments.

Commissioner Romness inquired on a past variance with no action. Community Development Director Smith Strack explained the timeline has ceased and is back in code enforcement.

7.2. Director's Report.

Community Development Director Smith Strack highlighted the Director's Report.

7.3. Upcoming Tentative Meetings.

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

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

8. ADJOURNMENT.


MOTION by Commissioner Eggers, second by Commissioner Schmitz, to adjourn the meeting at 6:52 PM. ALL VOTED AYE. MOTION CARRIED.

Respectfully Submitted,

Renee Eyrich
Recording Secretary



MEMORANDUM
 Planning and Zoning Commission

DATE:	May 11, 2026
FROM:	Jim Gerold, Asst. Community Development Director
AGENDA ITEM:	<p><u>Public Hearing:</u> CUP Auto Dealership at 121 Meridian Street South <u>Resolution PZ 26-07</u> Recommending the City Council Approve a Conditional Use Permit for a classic and specialty car dealership at 121 Meridian Street South</p>
BACKGROUND:	<p>The Planning Commission is to hold a public hearing on a conditional use permit request by Kevin Berger. A CUP is required for automobile sales in the B-3 Central Business District.</p> <p>The Applicant proposes a small scale classic and specialty car dealership in the currently vacant building at 121 Meridian Street South. The prior use of the building was a flooring/interior remodel showroom. A CUP is required under Section 1105.11, Subd. 4(2) of the code. The proposed dealership will focus on purchase, light reconditioning, and resale of collector and specialty vehicles. Vehicles will be displayed both inside the building and in designated spots outside of the building. Additional information is provided in attached narrative.</p> <p>The subject parcel is a previously established commercial use.</p> 
REVIEW:	<p>Notice of the requested CUP has been published, posted, and mailed. As of the drafting of this memo no comments for or against the variance have been received.</p> <p>Conditional uses are activities allowed if certain conditions set forth in city code are met. The city must hold a public hearing before considering CUP issuance. The city must issue a CUP if an applicant can prove that the application meets all code conditions and requirements and will not be detrimental to the health, safety, and welfare of the public.</p> <p><u>Code Review</u></p> <p><u>Consistency with Comprehensive Plan</u> The subject parcel is in an area planned for continued commercial use. Auto dealerships are an allowed conditional use in the B-3 Central Business District.</p> <p><u>Zoning</u> The property is zoned B-3 Central Business District 1105.11, Subd. 4(2) requires a conditional use permit auto sales.</p>

CUP Standards

Section 1103.08, Subd. 4 sets forth general standards for granting conditional use permits.

General Standards:

1. [The use is consistent with goals, policies and objectives of the Comprehensive Plan.](#) The subject parcel is in an area planned for continued commercial use under Destination 2040
2. [The use is consistent with the intent of this Ordinance.](#) The subject parcel is in an area planned for continued commercial use under Destination 2040. The principal use of the property is commercial, and appears consistent with the intent of the B-3 District.
3. [The use does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements.](#) The proposed use as a small-scale vehicle dealership is not expected to place an undue burden on facilities, utilities, or public services.
4. [The use does not have an undue adverse impact on the public health, safety or welfare.](#) The applicant proposes the use as auto sales and light reconditioning such as battery replacement and fluid checks. As such, it is not expected to adversely impact public health, safety, or welfare.
5. [The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.](#) With recommended conditions, the proposed accessory structure is expected to have minimal impact on the adjacent locale.
6. [The use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.](#) The subject parcel is a previously developed commercial lot. Adjacent uses include established commercial facilities and residential uses. The proposed structure is not located in the vicinity of planned transportation or utility facilities.
7. [Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.](#) The subject parcel is a previously developed commercial lot. No grading, roads, utilities, or drainage changes are proposed.
8. [Adequate measures have been or will be taken to provide for vehicular and pedestrian safety and convenience to, from and within the site.](#) The subject parcel is a previously developed commercial lot. Internal circulation is not proposed to change. On-street parking adjacent to the property appears to be adequate for the use.
9. [The use meets all of the performance criteria requirements as established in Section 1107.01 of this chapter.](#) The performance standards will be incorporated by reference in proposed standards.
10. [The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.](#)

Zoning Standards


The existing structure appears to meet the performance requirements of the B-2 District including setbacks and building height. No changes to surface coverage is proposed. Limited off-street parking appears to be provided, though commercial uses in the B-3 District do not require off-street parking spaces.

Stormwater

No proposed changes to grading, surfacing, or other factors that would impact stormwater runoff are proposed.

Review Comments

If the Planning Commission considers a favorable recommendation the following conditions are suggested:

	<ol style="list-style-type: none"> 1. The "Conditional Use" is limited to an auto dealership confined and limited to the indoor spaces and adjacent parking lot represented on the Site Plan attached hereto as Exhibit A. 2. On-Site storage of items not essential and specific to the operation of an auto dealership is prohibited. 3. Changes in signage requires a sign permit. 4. Any façade changes need to be approved by the Design Committee. 5. Outdoor storage of any equipment, materials, or inventory, with the exception of vehicles listed for sale, shall require the issuance of a separate CUP subject to the provisions of Section 1103.08 of City Code. 6. Any mechanical work conducted on-site shall be limited to minor, incidental services directly associated with preparing vehicles for sale as part of the principal auto dealership use. Any activity that would constitute operation of a mechanic or auto repair shop as a principal or secondary use is prohibited. 7. This conditional use permit shall expire one year after date of approval unless the Applicant has commenced operation of the Use on-site, or a petition for an extension of time has been granted by the City Council. 8. Approval of this conditional use permit and associated site plan does not approve any future expansion or associated improvements on-site. 9. Outdoor storage of any unlicensed and/or inoperable vehicles shall be prohibited. 10. A certificate of occupancy shall be issued by the Building Official for the building prior to commencing auto sales operation. Review and approval of change in occupancy by the Building Official is required any time use of the property changes. 11. The City may revoke the conditional use permit upon violation of the conditional use permit standards in the Zoning Ordinance or violation of the conditions of this approving Resolution, subject to the requirements of Section 1103.08 Subd. 7 of the City Code, as may be amended. 12. This conditional use permit shall be subject to all applicable codes, regulations and ordinances, and the conditions of approval contained herein, including by not limited to Section 1107.01 of the code. A violation of any applicable codes, regulations and ordinances, and the conditions of approval herein shall be grounds for revocation. 13. This conditional use permit may be subject to annual inspection and audit by the City. 14. This conditional use permit shall expire if the Use ceases for more than twelve (12) consecutive months, in the event the structure is destroyed and a building permit is not issued within 180 days, or if the Use is changed to a different Use. 15. The Conditional Use permitted under this Resolution may not change to another conditional use or further intensified without a new application and approval by the City Council. 16. The Use permitted under this Resolution shall remain in effect as long as the conditions of the Resolution are observed.
<p>ACTION:</p>	<p>The Planning Commission is hold a public hearing and make a recommendation to the City Council.</p>
<p>ATTACHMENTS:</p>	<ul style="list-style-type: none"> • Site plan, building plans and building elevations. • Applicant narrative of proposed conditional use. • <u>Resolution PZ 26-07</u> Recommending the City Council Approve a Conditional Use Permit for an auto dealership at 121 Meridian Street South.
<p>SIGNATURE:</p>	



City of Belle Plaine
 218 N. Meridian Street
 P.O. Box 129
 Belle Plaine, MN 56011

Community Development Department
 Phone: 952-873-5553
 Fax: 952-873-5509
 www.belleplainemn.com

Fee:
 \$300.00

CONDITIONAL USE PERMIT APPLICATION

Permit Number:

PROPERTY	Address: 121 S Meridian St		Belle Plaine, MN	P.I.N:
Lot #: 032	Block #: 104	Subdivision:		
Zoning District:				
APPLICANT	<input checked="" type="checkbox"/> Owner	Name: Michael Berger, MTB Flooring Installation		Phone: [REDACTED]
Mailing Address: 121 S Meridian St Belle Plaine				Cell:
E-mail: [REDACTED]				Fax:
OWNER	Name: Kevin Berger			Phone: [REDACTED]
Mailing Address: 9800 Union Hill Blvd Belle Plaine MN				Cell:
E-mail: [REDACTED]				Fax:

Conditional Use Permit is requested to: Small classic car dealership

SUBMISSION OF APPLICATION MUST INCLUDE:

- Attached site plan (to scale) depicting present and proposed improvements

I certify that I am the applicant named herein; that I have familiarized myself with the rules and regulations with respect to preparing and filing this application that the foregoing statements and answers herein contained and the information on the attached maps or site plans and any other documents submitted herewith are in all respects true and accurate to the best of my knowledge and behalf.

APPLICANT SIGNATURE: Mike Berger DATE: 3-30-2026

OFFICE USE ONLY

Zoning:	Application Fee: \$ 300.00	Form of Payment: Check #12586
<input checked="" type="checkbox"/> Site Plan Attached	Other Fee: \$	Date: 4/14/26
	Total: \$ 300.00	Transaction Number: 11914-72
Collected By: J.G		
Reviewed by Community Development Director	<input type="checkbox"/> Application Complete	Date:
Reviewed by Planning Commission	<input type="checkbox"/> Tabled <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date:
Reviewed by City Council	<input type="checkbox"/> Tabled <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date:



Conditional Use Permit Narrative

1 message

Thu, Apr 2, 2026 at 9:46 AM

Conditional Use Permit Narrative

Thank you for your email and for reviewing the Conditional Use Permit application. Please see the requested narrative below outlining the proposed use.

Proposed Use Description

The proposed use is a small-scale classic and specialty vehicle dealership operating under the name Berger Motors (DBA under MTB Flooring Installation LLC). The business will focus on the purchase, light reconditioning, and resale of classic, collector, and specialty vehicles. Operations will be appointment-based and not a high-traffic retail dealership.

Number of Vehicles on Site

The expected number of vehicles on-site at any given time will typically range from approximately 5 to 15 vehicles. Vehicles will be displayed in an organized manner on the property, with a limited number inside the building and the remainder parked outside in designated areas.

Dealer License

The business intends to operate in compliance with Minnesota state requirements and will obtain a state vehicle dealer license if required based on annual sales volume.

On-Site Work (Repair/Detailing/Mechanical)

Only minor work will take place on-site, such as light detailing, cleaning, inspections, and basic maintenance (e.g., fluid checks, battery replacement). No major mechanical repairs, bodywork, painting, or heavy automotive service operations will be conducted on the property.

Business Operations Overview

- Hours of operation will generally be standard daytime business hours, with most activity occurring by appointment.
- Customer traffic is expected to be low to moderate, as the business is not structured like a high-volume dealership.
- The use is intended to be clean, quiet, and consistent with surrounding commercial activity.
- The property will be maintained in an orderly and professional manner, with attention to appearance and minimal impact on neighboring properties.

The goal of this business is to provide a well-maintained, visually appealing location for the sale of classic and specialty vehicles while remaining low-impact and compatible with the surrounding area.

Please let me know if you need any additional information or clarification.

Thank you,

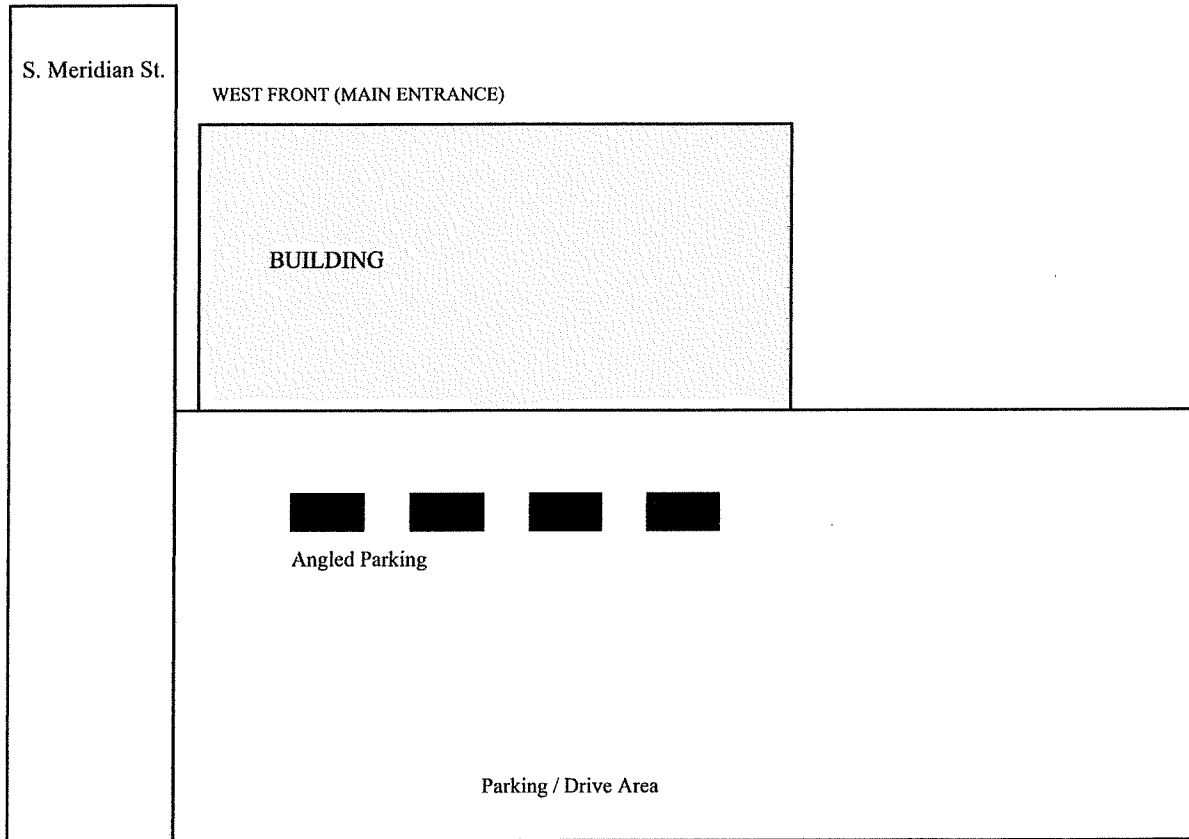
Michael Berger

MTB Flooring Installation LLC

DBA Berger Motors

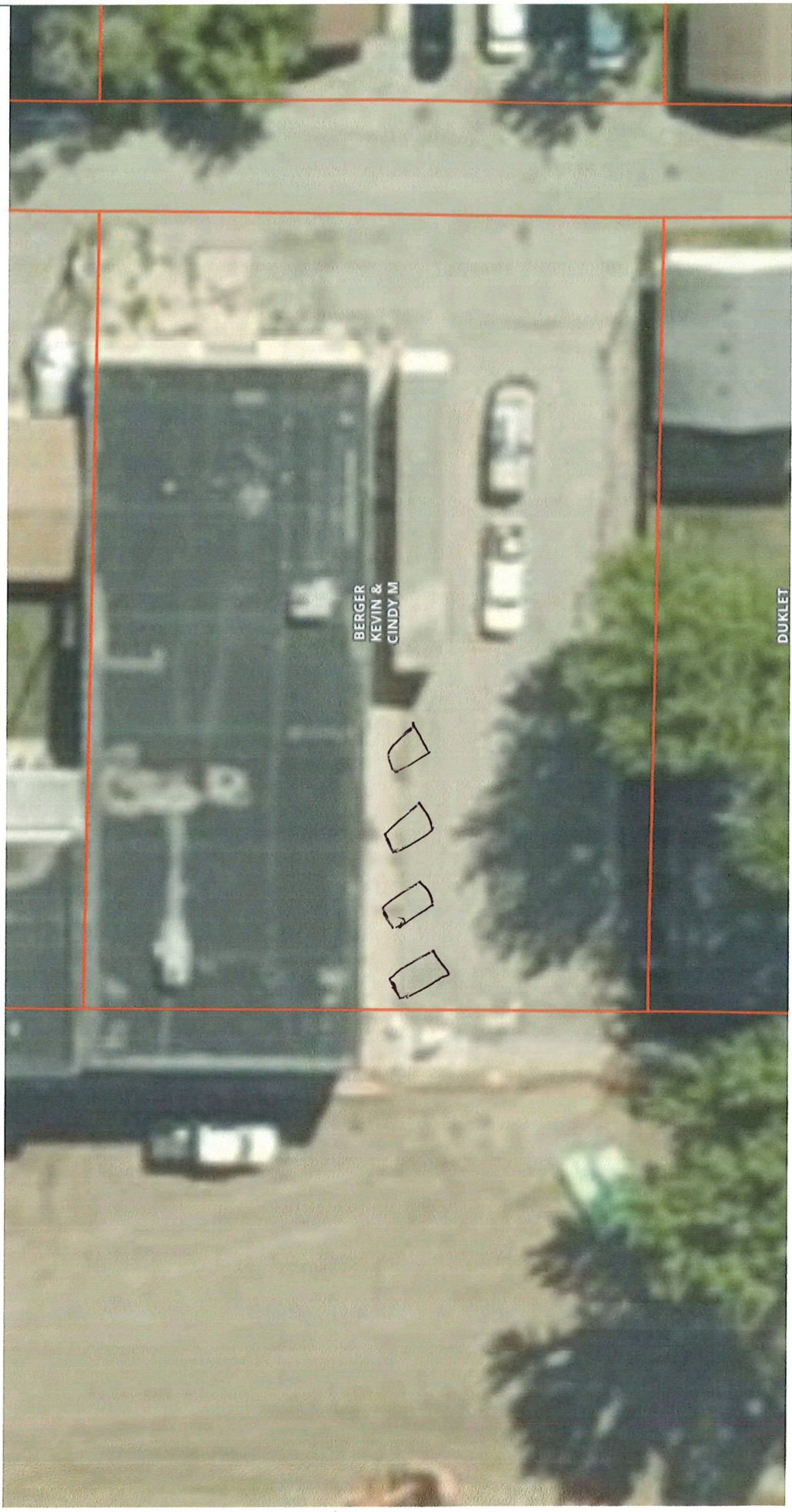
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Site Plan – MTB Flooring Installation LLC (DBA Berger Motors)



Proposed Exterior Upgrades:

- New signage on west-facing frontage (S. Meridian St.)
- New entrance canopy for improved visibility and weather protection
- Updated window treatments (uniform, modern appearance)
- Exterior lighting upgrades (LED wall packs / accent lighting)
- Fresh paint / façade refresh
- Parking striping and curb cleanup
- Landscape touch-ups (low-maintenance plantings or rock border)



- Upgrades would include
- New Signage
 - New Canopy
 - window Treatments

**BELLE PLAINE PLANNING COMMISSION
RESOLUTION PZ 26-07**

**RECOMMENDING THE CITY COUNCIL APPROVE A CONDITIONAL USE PERMIT FOR AN AUTO
DEALERSHIP AT 121 MERIDIAN STREET SOUTH**

Legal: Lots 031 & 032, Block 104, City of Belle Plaine
Property Identification Number: 200015630 & 200015640

WHEREAS, Kevin & Cindy Berger (the Property Owners) and Michael Berger (the Applicant) have submitted a request for a Conditional Use Permit as provided under Section 1105.11, Subd. 4(2) to operate an automobile dealership at 121 Meridian Street South,

WHEREAS, the subject property is planned for continued commercial use and B-3 Central Business District; and,

WHEREAS, the Planning Commission conducted a public hearing on the proposed Conditional Use Permit request on May 11th, 2026, following posted, mailed, and published notice; and,

WHEREAS, the Planning Commission has reviewed the request and applicable code standards; and,

WHEREAS, The Planning Commission has reviewed criteria for granting a Conditional Use Permit and finds:

1. The subject parcel is in an area planned for continued commercial use under Destination 2040
2. The principal use of the property is commercial, and appears consistent with the intent of the B-3 District.
3. The proposed use as a small-scale vehicle dealership is not expected to place an undue burden on facilities, utilities, or public services.
4. The proposed use is not expected to adversely impact public health, safety, or welfare.
5. With recommended conditions, the proposed accessory structure is expected to have minimal impact on the adjacent locale.
6. The subject parcel is a previously developed commercial lot. Adjacent uses include established commercial facilities and residential uses.
7. No grading, roads, utilities, or drainage changes are proposed.
8. On-street parking adjacent to the property appears to be adequate for the use.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE THAT: It hereby recommends the City Council approve a Conditional Use Permit for an auto dealership at 121 Meridian Street South, contingent upon the following:

1. The "Conditional Use" is limited to an auto dealership confined and limited to the indoor spaces and adjacent parking lot represented on the Site Plan attached hereto as Exhibit A.
2. On-Site storage of items not essential and specific to the operation of an auto dealership is prohibited.
3. Changes in signage requires a sign permit.
4. Any façade changes need to be approved by the Design Committee.
5. Outdoor storage of any equipment, materials, or inventory, with the exception of vehicles listed for sale, shall require the issuance of a separate CUP subject to the provisions of Section 1103.08 of City Code.
6. Any mechanical work conducted on-site shall be limited to minor, incidental services directly associated with preparing vehicles for sale as part of the principal auto dealership use. Any activity that would constitute operation of a mechanic or auto repair shop as a principal or secondary use is prohibited.

7. This conditional use permit shall expire one year after date of approval unless the Applicant has commenced operation of the Use on-site, or a petition for an extension of time has been granted by the City Council.
8. Approval of this conditional use permit and associated site plan does not approve any future expansion or associated improvements on-site.
9. Outdoor storage of any unlicensed and/or inoperable vehicles shall be prohibited.
10. A certificate of occupancy shall be issued by the Building Official for the building prior to commencing auto sales operation. Review and approval of change in occupancy by the Building Official is required any time use of the property changes.
11. The City may revoke the conditional use permit upon violation of the conditional use permit standards in the Zoning Ordinance or violation of the conditions of this approving Resolution, subject to the requirements of Section 1103.08 Subd. 7 of the City Code, as may be amended.
12. This conditional use permit shall be subject to all applicable codes, regulations and ordinances, and the conditions of approval contained herein, including by not limited to Section 1107.01 of the code. A violation of any applicable codes, regulations and ordinances, and the conditions of approval herein shall be grounds for revocation.
13. This conditional use permit may be subject to annual inspection and audit by the City.
14. This conditional use permit shall expire if the Use ceases for more than twelve (12) consecutive months, in the event the structure is destroyed and a building permit is not issued within 180 days, or if the Use is changed to a different Use.
15. The Conditional Use permitted under this Resolution may not change to another conditional use or further intensified without a new application and approval by the City Council.
16. The Use permitted under this Resolution shall remain in effect as long as the conditions of the Resolution are observed.

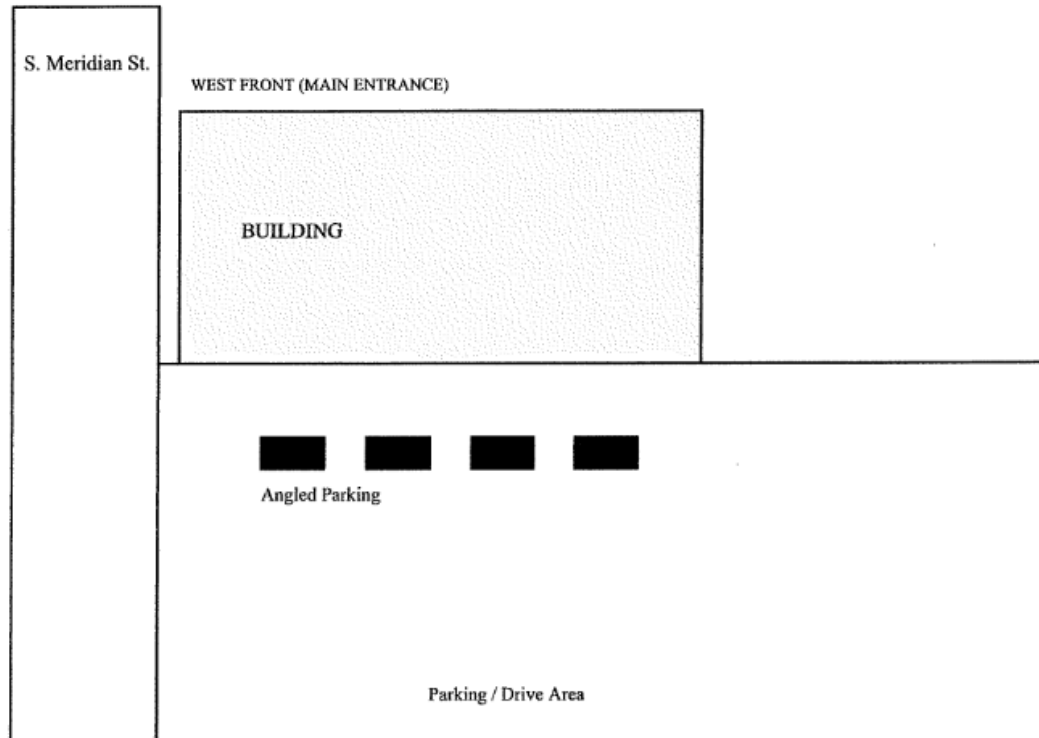
Whereupon said resolution was declared duly passed and adopted. Dated this 11th day of May, 2026.

Brian Romness
Planning Commission Chairperson

Cynthia Smith Strack
Community Development Director

EXHIBIT A
PZ RESOLUTION 26-07
SITE PLAN

**Site Plan – MTB Flooring Installation LLC (DBA
Berger Motors)**





MEMORANDUM

Planning and Zoning Commission

DATE:	May 11, 2026
FROM:	Cynthia Smith Strack, Community Development Director
AGENDA ITEM:	2050 Comprehensive Plan Update – Demographics
BACKGROUND:	<p>The first half of Chapter One (draft attached) of the 2050 Comprehensive Plan is a high-level summary of current demographic, economic, and housing trends in Belle Plaine. The information is intended to support ongoing policy discussions related to land use, housing, infrastructure, and long-range planning.</p> <p>Recent data show steady population and household growth in Belle Plaine, consistent with long-term regional forecasts. These trends indicate continued demand for housing, services, and infrastructure investment. The following sections summarize key findings across population characteristics, workforce conditions, and housing market dynamics.</p> <p>Key Findings:</p> <p><u>Population & Households</u> Belle Plaine continues to experience stable, sustainable growth in both population and households. Forecasts through 2050 show this trend continuing.</p> <ul style="list-style-type: none">• Suggests ongoing demand for housing, utilities, parks, and transportation infrastructure. <p><u>Age Trends</u> The population is gradually aging, with slower growth in young families. This shift increases demand for:</p> <ul style="list-style-type: none">• Age-friendly housing• Transportation options for non-drivers• Services that support older adults• An aging workforce may also reduce housing turnover and limit entry-level housing availability. <p><u>Educational Attainment</u> Educational attainment is rising, strengthening workforce readiness and supporting the attraction and retention of employers.</p> <ul style="list-style-type: none">• Higher education levels correlate with more diverse housing preferences, including interest in townhomes, mixed-use areas, and walkable neighborhoods. <p><u>Household Type & Size</u> Household types are diversifying, and average household size is slowly declining. Belle Plaine is not capturing young family growth at the same rate as the broader county, though this could shift with future development activity. This trend increases the need for:</p> <ul style="list-style-type: none">• A wider mix of housing types• Smaller single-family homes• Townhomes, duplexes, and senior-friendly units <p><u>Race & Ethnicity</u></p>

Belle Plaine remains predominantly White non-Latinx (86%) but is quietly diversifying, with growth in Hispanic/Latinx, Black, and multiracial residents.

- This underscores the importance of culturally responsive communication and service delivery.

Employment & Workforce

Employment levels are increasing, and the workforce is diverse across industries. Many residents commute outside the city, indicating:

- Continued demand for regional transportation access
- Opportunities to attract small professional offices, light industrial uses, and trades
- Workforce diversity supports demand for a range of housing types and affordability levels.

Wages & Income

Wages and incomes are rising but remain below Scott County and metro averages. Belle Plaine's median income is 25% lower than the Twin Cities median.

- Rising incomes support demand for move-up housing, while lower-income and senior households continue to require affordable, accessible options.

Housing Market Conditions

Key housing observations include: Single-family detached homes make up 80% of the housing stock, limiting affordability and choice. Recent construction has shifted toward multifamily and rental townhomes, reflecting strong rental demand. Home values remain modest, with only 5% of homes above \$500,000. Housing cost burden is significant: Over 80% of renters spend more than 30% of income on housing; over 20% of homeowners do the same

- Rising rents and limited housing diversity indicate a need for additional supply, including "missing middle" housing.

Commuting Patterns

About half of residents commute more than 30 minutes to work. Longer commutes increase household transportation costs and highlight a jobs-housing mismatch. Early signs of increased remote work may influence future infrastructure priorities, including broadband, sidewalks, and mixed-use neighborhood amenities.

Policy Considerations

Based on these trends, the City may wish to consider:

- Supporting denser development patterns to expand housing supply and reduce infrastructure costs
- Encouraging mixed-use areas to improve walkability and reduce vehicle miles traveled
- Expanding housing diversity, including missing-middle options
- Strengthening affordability strategies, such as incentives, partnerships, and preservation of lower-value homes
- Investing in age-friendly infrastructure and services
- Enhancing regional transportation connectivity and EV charging capacity
- Supporting local business growth and workforce development initiatives

Overall, Belle Plaine is a steadily growing and diversifying community with strong long-term fundamentals. However, housing affordability, limited housing variety, and an aging population present challenges that will require coordinated

	planning and policy responses. Demographic trends can help guide future decisions related to land use, housing, transportation, and economic development.
ACTION	Information and discussion
SIGNATURE:	<i>Cynthia Smith Black</i>

Demographic, Socio-Economic, and Physical Resources

1. Introduction

Belle Plaine is shaped by both its people and its natural setting. This profile describes who lives here, how our community has changed over time, and the land, water, and cultural resources that continue to define the city. Understanding these elements helps guide decisions that support a healthy, resilient, and connected future.

2. Demographic & Socio-Economic Profile

2.1. What this Profile Does

Belle Plaine settlers lived in small homes, relied on the land, and traveled by foot, horse, river, or rail. Over time, thousands of people have made Belle Plaine their home, adapting to new jobs, technologies, and lifestyles. This profile describes the people who continue to build and shape the community. It highlights long-term trends and helps identify the needs of current and future residents.

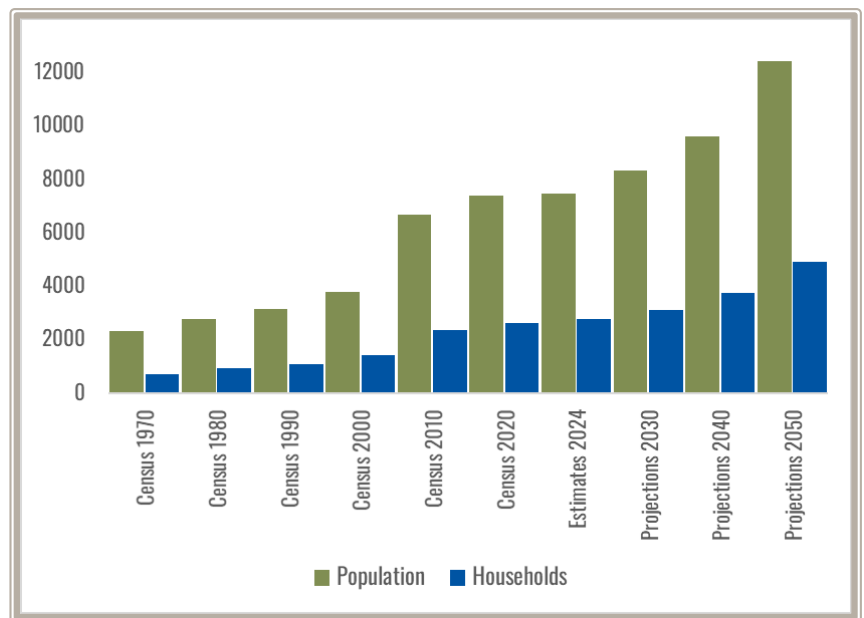
2.2. Population and Households

Belle Plaine’s long-term growth pattern shows a steady, sustainable increase in both population and households, shaping a community that is expanding without the volatility seen in faster-growing suburbs.

Since 1970, the city has more than tripled in size, with especially strong gains in the 2000s as new neighborhoods and employment access drew more residents. Growth has continued at a moderate pace in the last decade, supported by proximity to regional job centers, local economic activity, and overall quality of life.

Forecasts through 2050 show this upward trend continuing, with population and household counts rising in parallel, a sign of stable demand for housing and services. Together, these patterns indicate the city will need ongoing investment in infrastructure, utilities, parks, and transportation, while also planning for a wider mix of housing types as household sizes shift and neighborhood needs evolve.

Figure 1-A



Steady Growth Over the Years

Belle Plaine's population and households have grown steadily, supported by:



Job Centers



Economic Activity



Quality of Life

Population Growth



More Jobs



Stronger Tax Base



Infrastructure Needs

Population Decline



Fewer Jobs



Lower Housing Demand



Labor Shortages & Higher Costs

Household Patterns Matter

Household growth shows:



Housing Demand



Types of Homes



Spending Habits



Neighborhood Changes

2.3. Age and Gender

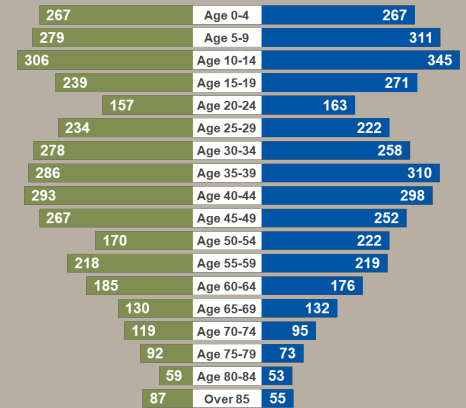
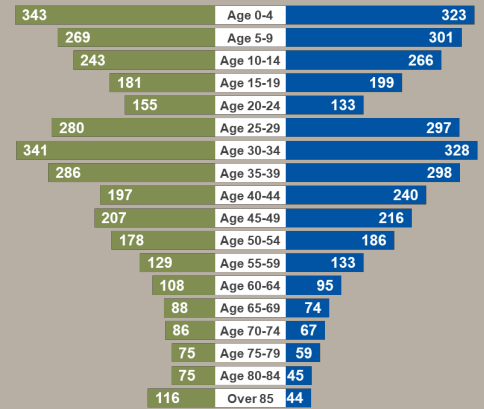
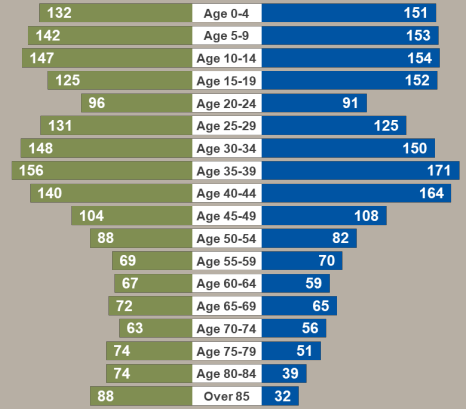
Belle Plaine’s population is gradually shifting from younger to older age brackets. This shift reflects people staying in the community as they age, along with slower growth in young families. As a result, the city will see increasing demand for age-friendly housing, transportation options for non-drivers, and services that support older adults. This trend mirrors the aging population and slower birthrates evident across the nation. It also implies demand for healthcare, accessibility retrofits, and age friendly planning.

Data indicates the core workforce remains substantial but shifts upward (ages) which indicates residents are staying as they grow older rather than being replaced by younger newcomers. This could imply potential for labor force tightening and lower housing turnover rates which could create a tight housing market with limited options for entry by young families.

Data show men dominate the younger and middle age brackets, but women outnumber men in older age cohorts, a typical longevity pattern.



Figure 1-B
Age & Gender Cohorts
Census 2000, 2010 & 2020



Female

Male

2.4. Educational Attainment

Educational attainment trends show a clear upward trajectory toward a more educated population. This has direct implications for economic development, housing, workforce strategy, and long-term planning.

Belle Plaine residents are becoming more educated over time. Fewer people are leaving school without a diploma, and more people are completing college or technical degrees. High school graduation remains strong, and the share of residents with associate, bachelor's, and graduate degrees has grown steadily across each decade.

These changes show Belle Plaine's workforce is gaining skills and training supporting a wider range of jobs and industries. This positively impacts workforce readiness and helps the city attract and keep employers. A more skilled workforce supports small businesses, entrepreneurship, and high-wage industries. It also strengthens the city's long-term tax base.

As education levels rise, household incomes and housing preferences often diversity. This can increase demand for townhomes, move-up homes, mixed-use areas, and walkable neighborhoods.

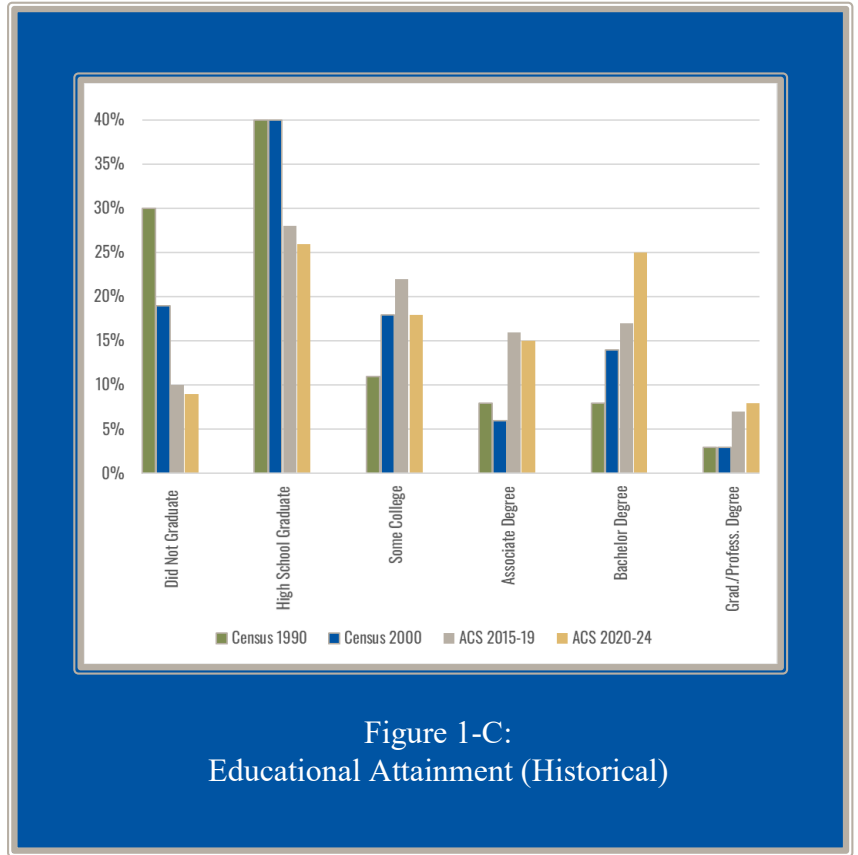


Figure 1-C:
Educational Attainment (Historical)

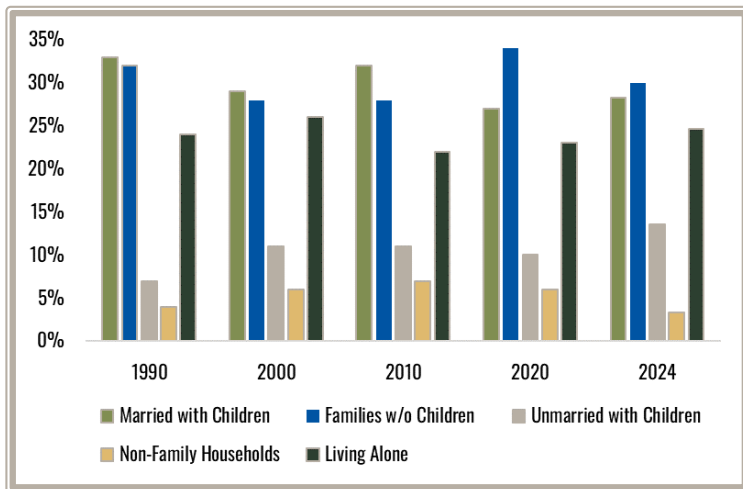


Figure 1-D

2.5. Household Type

Gradual diversification of household types is occurring over time. This means developing housing variety, investing in family-oriented services, preparing for aging in place needs, and strengthening walkability/amenities is increasingly important.

Flexibility in growth planning and zoning to allow gentle density, mixed uses, and scenario-based planning tools may help respond to needs.

2.6. Household Size

Belle Plaine’s average household size has been stable to slightly declining, and consistently lower than Scott County as a whole. This signals a shift toward smaller, older, and more single adult households. This has direct implications for housing mix, infrastructure, and long term planning.

The shift suggests slow demographic churn rather than a big influx of young families or a collapse in family size. Scott County’s rebound suggests the number of young families is growing in the region, but Belle Plaine is not capturing that growth at the same rate. This could change if regional or national builders invest in developments in Belle Plaine.

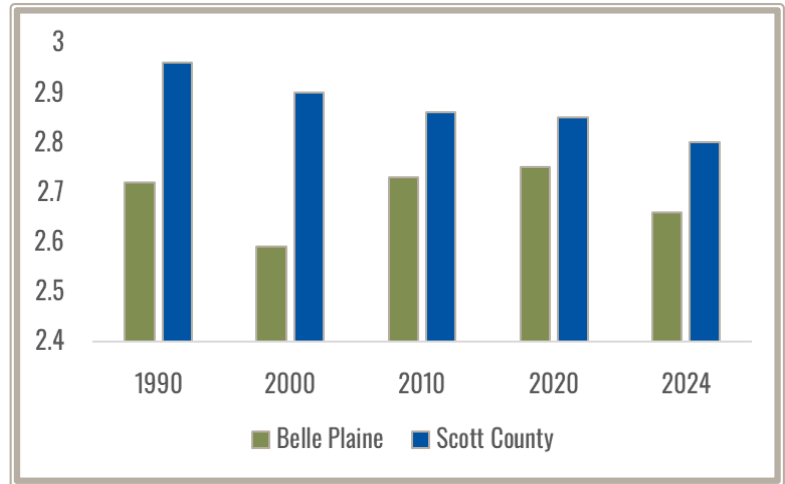


Figure 1-E

The current trend doesn’t mean Belle Plaine is shrinking, it just means the way people live is changing. As households get smaller the types of homes people need changes. Communities with smaller household sizes may need a wider mix of housing options so people can stay as their needs change. Often this shows up as more demand for townhomes, senior friendly homes, duplexes, and smaller single family houses. Investments in transportation/transit infrastructure may look different, increased support for home maintenance may be warranted, and economic development efforts may look to support attracting young families to ensure adequate workforce availability.

2.7. Race and Ethnicity



Belle Plaine is a welcoming small city with a population that is mostly White non-Latinx (86%) with small but meaningful growth in Hispanic/Latinx, Black, and multiracial residents. This signals our community is quietly diversifying. The city should plan for a future more diverse in age, culture, and household type with more varied housing needs. Communications, engagement strategies, and service delivery policies must be accessible and culturally responsive.

Why Knowing Belle Plaine's Community Matters For Planning



Plan parks and public spaces for everyone



Share city information in clear, simple ways



Support local businesses and new ideas



Offer housing choices that fit different needs

2.8. Employment

Belle Plaine's workforce is diverse, mobile, and regionally connected. Employment in Belle Plaine has and is projected to continue to increase. People who live in Belle Plaine work across a wide mix of industries with no single dominant sector. This indicates a highly dispersed workforce with many residents commuting to jobs outside the city.

Transportation implications include continued demand for regional access and commuting routes, potentially including park and ride locations and EV charging stations.

Opportunities to attract and grow small professional offices, light industrial, and construction trade businesses that match resident skills exist.

Workforce diversity supports demand for single family, townhome and missing middle housing along with continued emphasis on affordability and options for workers across income levels.

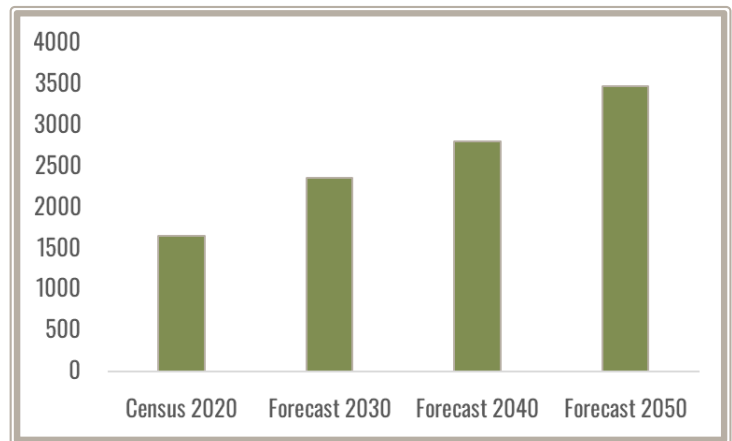


Figure 1-F

2.9. Wages.

Belle Plaine wages have been rising steadily over time with incomes increasing across most household groups. The local rate of wage growth in similar occupation classes is slightly higher than the statewide increase but below the rate of Scott County and the metropolitan area.

Wages point to the city’s geographic position on the rural edge of a metropolitan area. Average wages are typically higher in larger cities, but so too is the cost of living. This is the economic force driving commuting patterns. Commuters commute because they are looking for suitable places to live. Whether that’s housing they can afford, the feel of a smaller city, or other purposes, those life choices influence planning efforts.

Wage numbers may also differ due to the variety of occupations that residents have. Occupations are what people do for work, and larger communities have more people doing different things. Large cities can have hundreds more types of occupations than smaller communities. The variety and specificity of resident’s occupations influence city planning efforts.

Efforts to strengthen public transport connectivity and encouraging the development of diverse housing types that match the income levels of the city’s population are warranted. Efforts to boost wage growth could investigate attracting higher-paying industries, promoting employment opportunities that are accessible to a range of skill levels, nurturing local businesses, incentivizing businesses, and investing in human capital, such as job training programs.

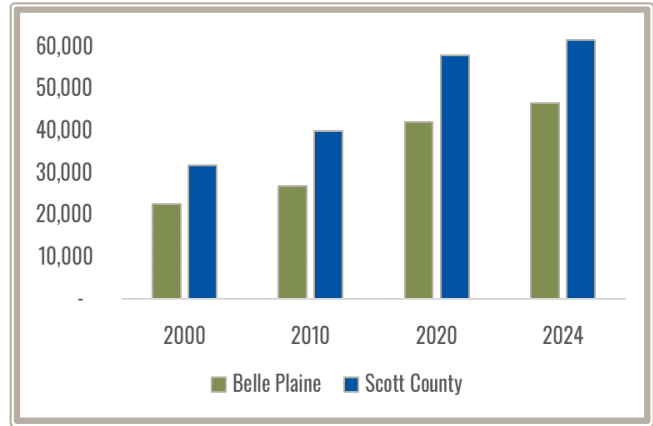


Figure 1-G



2.10. Income.

Median incomes in Belle Plaine have been rising steadily over time across most household groups. The percentage of residents below poverty threshold has been declining over time.

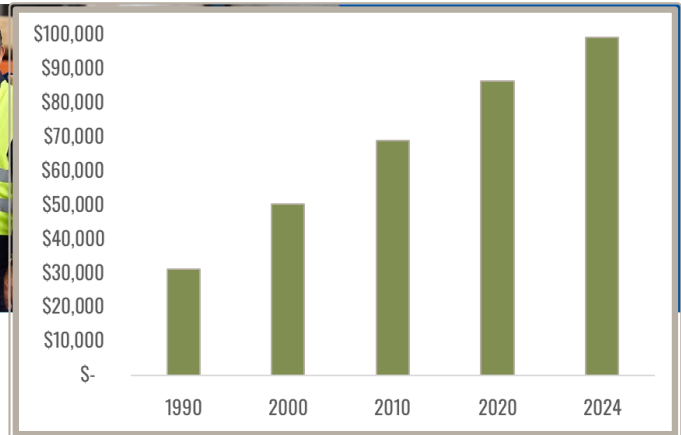


Figure 1-I

Median income growth in Belle Plaine is slightly higher than the statewide increase but below the rate of Scott County and the metropolitan area. Median income in Belle Plaine is 25% lower than the Twin Cities area median income.

Household income varies widely across city residents resulting in mixed policy implications. Generally, rising incomes support demand for move-up housing and higher quality rental options. Belle Plaine has a large share of older residents. Typically, lower and fixed income households, especially seniors, require cities to maintain affordable, accessible housing options.

Belle Plaine Housing & Income

Rising Incomes Drive Demand For:

- ☐ "Move-Up" Homes & Quality Rentals
- ☐ Local Jobs & Businesses

Mid-Career Commuters Bring:

- ☐ Strong Workforce
- ☐ Disposable Income

Seniors & Fixed Income Households:

- ☐ Age-Friendly Services
- ☐ Healthcare Access
- ☐ Transportation Options

Community Expectations

- ☐ Parks & Trails
- ☐ Public Safety
- ☐ Amenities & Events

Higher incomes among mid-career residents can indicate a strong commuter workforce with stable earnings. This supports recruitment of local employers, small businesses, and services that match disposable income levels. Lower incomes among seniors highlight the need for age friendly services, healthcare access, and transportation options.

Rising incomes usually correlate with increased expectations for parks, trails, public safety, and community amenities.

2.11. Housing

Housing can be evaluated through several metrics, including housing types, values, new construction, affordability, construction and sales activity, length of residency, and vacancy rates. Together, these indicators shape our understanding of local housing conditions and their implications for city planning.

Single-family detached homes dominate (80%) Belle Plaine’s housing stock. The remaining share consists of multifamily apartments, townhomes, manufactured homes, duplexes, quadplexes, mixed-use units, and accessory dwelling units. When one housing type dominates, affordability can suffer because limited variety restricts supply at different price points. It can also make it harder for seniors, young adults, and lower-income households to remain in the community.

New home construction peaked in the early 2000s and has not returned to those levels. Most new units in the past five years have been multifamily apartments, rental townhomes, and single-family homes. Strong rental demand reflects long-standing needs for more diverse housing options. Increasing the diversity of housing types over time can expand supply and help moderate rents and home prices.

Belle Plaine has historically had a larger share of lower and mid-value homes. Only five percent of homes are valued above \$500,000, and none exceed \$1 million. This results in a more affordable housing stock but also slower tax base growth. Compared with other cities in Scott and Carver counties, Belle Plaine’s shift toward higher-value homes has been slower and less pronounced, meaning the city is capturing less high-value growth. Overall, the community’s housing values remain more balanced and reflective of a working and middle-income population, underscoring the need to plan for growth that supports both affordability and long-term fiscal health.

Housing Trends in Belle Plaine

 <p>Housing Mix</p> <ul style="list-style-type: none"> • 80% Single Family Homes • Limited Housing Options • Recent Increase Rentals • Rising Multifamily Demand • Movement Toward More Balance 	 <p>Home Values</p> <ul style="list-style-type: none"> • Few High Value Homes • Slower Tax Base Growth • Affordable Housing For Region • More Balanced, Less Top Heavy • Working Middle Income Town
 <p>Prices</p> <ul style="list-style-type: none"> • Rising Rents (\$1,200-\$1,300) • History Of Low Vacancy Rates • Median Home Sale Value \$335,000 • \$2,650 Mortgage For Median Sale • Steady Rise, Accelerated After 2020 	 <p>Cost Burden</p> <ul style="list-style-type: none"> • 81% Renters Cost Burdened • 21% Homeowners Cost Burdened • High Burdens Increase Instability • Barrier To Homeownership • Challenges For Employers

Median gross rent in Belle Plaine has risen to an estimated \$1,200–\$1,300 per month, with increases accelerating since 2020, consistent with regional and national trends. Rising rents indicate a need for additional supply, including “missing middle” housing.

Recent sales data show a 2026 median home price of \$335,000. At current interest rates, a 30-year mortgage with 10% down and escrows is estimated at \$2,650 per month.

Housing cost burden is a significant issue. More than 80% of renters and over 20% of homeowners spend more than 30% of their income on housing, and many renters spend more than 50%. High cost burdens increase risks of eviction, foreclosure, and overcrowding, and make homeownership more difficult. If unaddressed, these pressures may hinder employers' ability to attract and retain workers, especially in education, public safety, health care, and service industries.

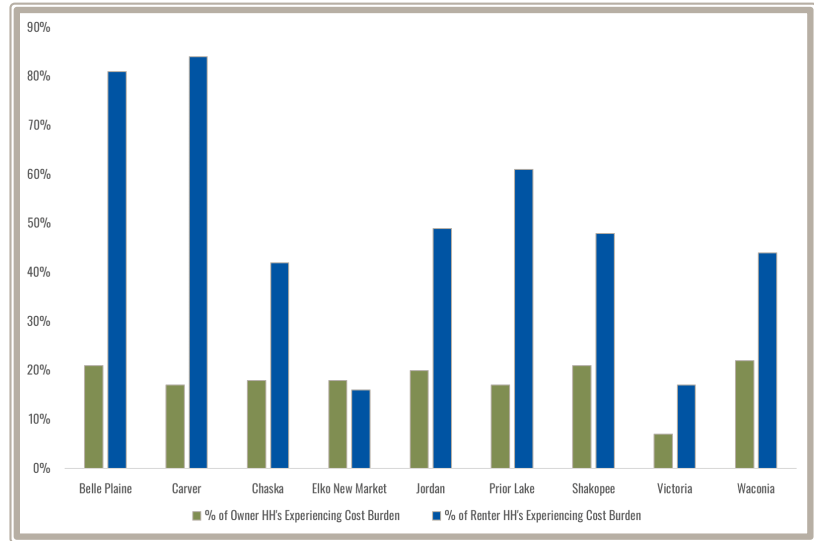


Figure 1-J

To address these challenges and build on existing strengths, the city could consider allowing denser development patterns and supporting mixed-use areas. Greater density reduces infrastructure costs, while mixed uses improve walkability and reduce vehicle miles traveled. Affordability strategies may include housing incentives, partnerships, inclusionary tools, and rehabilitation of lower-value homes to preserve affordability. Reducing housing cost burdens can strengthen community stability and lower social service costs.

2.12. Commuting

About half of residents who live in Belle Plaine are in the workforce in some capacity. The percentage has remained relatively steady over time with slight decrease noted in recent years. Labor participation rates are consistent with age demographics in Belle Plaine.

Belle Plaine residents are commuting longer distances, with roughly half traveling more than 30 minutes to work. The vast majority of residents who commute do so alone (86%). More and longer commutes can increase transportation costs for households, contribute to regional congestion, and place additional wear on local and regional road networks. They may also signal a mismatch between local housing options and nearby employment opportunities, suggesting the need to strengthen jobs–housing balance over time.

At the same time, early signs of increased work–from–home activity may be emerging. If this trend continues, it could reduce peak-hour traffic, shift demand for neighborhood-scale amenities, and increase interest in housing that accommodates home offices or flexible space. It may also influence future infrastructure priorities, such as broadband capacity, sidewalk networks, and mixed-use areas that support daily needs closer to home.

These patterns highlight the need for planning that supports both commuters and remote workers through improved infrastructure, diverse housing options, and land-use strategies that reduce the need to travel.

Belle Plaine residents travel to a variety of destinations for work. Most common work-destinations for residents are: within the City and to the cities of Shakopee, Eden Prairie, Chaska, Bloomington, Minneapolis, and Chanhassen. The commute shed has remained relatively constant over time.

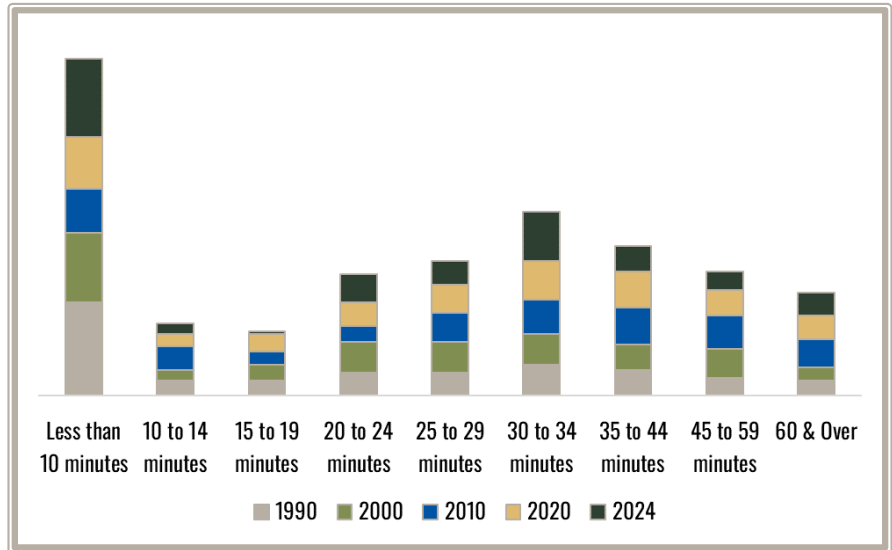


Figure 1-K

People who work in Belle Plaine but are not residents reside in Jordan, Shakopee, adjacent Townships, Minneapolis, St. Paul, and New Prague. The labor shed has remained relatively constant over time.



1.1. Population and Households

Historically a steady, sustainable increase in both population and households. Metro Council forecasts continue upward trend through 2050, a sign of stable demand for housing and services. Patterns indicate a need for ongoing investment in infrastructure, utilities, parks, and transportation, while also planning for a wider mix of housing types as household sizes shift and neighborhood needs evolve.

1.2. Age and Gender

Population is gradually shifting from younger to older age brackets, reflects people staying in the community as they age, along with slower growth in young families. As a result, the city will see increasing demand for age-friendly housing, transportation options for non-drivers, and services that support older adults. This trend mirrors the aging population and slower birthrates evident across the nation. It also implies demand for healthcare, accessibility retrofits, and age friendly planning.

Data indicates the core workforce remains substantial but shifts upward (ages). This could imply potential for labor force tightening and lower housing turnover rates which could create a tight housing market with limited options for entry by young families.

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Trends show a clear upward trajectory toward a more educated population. This positively impacts workforce readiness and helps the city attract and keep employers. A more skilled workforce supports small businesses, entrepreneurship, and high-wage industries. It also strengthens the city's long-term tax base.

As education levels rise, household incomes and housing preferences often diversity. This can increase demand for townhomes, move-up homes, mixed-use areas, and walkable neighborhoods.

1.4. Household Type

Gradual diversification of household types is occurring over time. This means developing housing variety, investing in family-oriented services, preparing for aging in place needs, and strengthening walkability/amenities is increasingly important. Flexibility in growth planning and zoning to allow gentle density, mixed uses, and scenario-based planning tools may help respond to needs.

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Belle Plaine's average household size has been stable to slightly declining, and consistently lower than Scott County as a whole. The data suggests slow demographic churn rather than a big influx of young families or a collapse in family size. Scott County's rebound suggests the number of young families is growing in the region, but Belle Plaine is not capturing that growth at the same rate. This could change if regional or national builders invest in developments in Belle Plaine.

The current trend doesn't mean Belle Plaine is shrinking, it just means the way people live is changing. As households get smaller the types of homes people need changes. Communities with smaller household sizes may need a wider mix of housing options so people can stay as their needs change. Often this shows up as more demand for townhomes, senior friendly homes, duplexes, and smaller single family houses. Investments in transportation/transit infrastructure may look different, increased support for home maintenance may be warranted, and economic development efforts may look to support attracting young families to ensure adequate workforce availability.

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Transportation implications include continued demand for regional access and commuting routes, potentially including park and ride locations and EV charging stations. Opportunities to attract and grow small professional offices, light industrial, and construction trade businesses that match resident skills exist. Workforce diversity supports demand for single family, townhome and missing middle housing along with continued emphasis on affordability and options for workers across income levels.

1.8. Wages.

Belle Plaine wages have been rising steadily over time with incomes increasing across most household groups. The local rate of wage growth in similar occupation classes is slightly higher than the statewide increase but below the rate of Scott County and the metropolitan area.

Efforts to strengthen public transport connectivity and encouraging the development of diverse housing types that match the income levels of the city's population are warranted. Efforts to boost wage growth could investigate attracting higher-paying industries, promoting employment opportunities that are accessible to a range of skill levels, nurturing local businesses, incentivizing businesses, and investing in human capital, such as job training programs.

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Generally, rising incomes support demand for move-up housing and higher quality rental options. Typically, lower and fixed income households require cities to maintain affordable, accessible housing options. Higher incomes among mid-career residents can indicate a strong commuter workforce with stable earnings. This supports recruitment of local employers, small businesses, and services that match disposable income levels. Lower incomes among seniors highlight the need for age friendly services, healthcare access, and transportation options. Rising incomes usually correlate with increased expectations for parks, trails, public safety, and community amenities.

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MEMORANDUM

Planning and Zoning Commission

DATE:	May 11, 2026
FROM:	Cynthia Smith Strack, Community Development Director
AGENDA ITEM:	Director's Update
REPORT:	<p>Design Committee The Design Committee did not meet in May.</p> <p>EDA The EDA will meet prior to the PZC meeting. Agenda includes updates on EDA goals and discussion of a potential first time home buyer program.</p> <p>Other</p> <ul style="list-style-type: none">• 2050 Comprehensive Plan update• Public engagement tool development• Zoning information/assistance to two commercial entities• Facilitate sale of city property• Code review (zoning) assistance for building/zoning permits• City communications• Compile information for Scott County Housing and Commercial/Industrial Studies• Discussions with residential developer• HRA first time home buyer programming
SIGNATURE:	