



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

**MONDAY, JUNE 8, 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 May 11, 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.**

None.

**6. BUSINESS.**

6.1. 2050 Comprehensive Plan Update – Community Values

**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, July 13, 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  
May 11, 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, May 11, 2026 at City Hall 218 North Meridian Street, Belle Plaine, MN. Chair Romness called the meeting to order at 6:03 PM with Commissioners Crosby, Schmitz, Eggers and Duklet present.

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

**2. APPROVAL OF AGENDA.**

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

**3. APPROVAL OF MINUTES. 3.1. Regular Session Minutes of April 13, 2026.**

MOTION by Commissioner Duklet, second by Commissioner Schmitz, to approve the Regular Session Minutes of April 13, 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. 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.

Community Development Director Smith Strack and Assistant Community Development Director Gerold reviewed the Conditional Use Permit for 121 Meridian Street South with a brief slideshow.

A Public Hearing was open at 6:11 PM.

The Commission asked clarifying questions of the applicant Kevin Berger regarding parking lighting, parking spaces, hours of operation and snow removal.

MOTION by Commissioner Eggers, second by Commissioner Crosby, to close the public hearing at 6:16 PM. ALL VOTED AYE. MOTION CARRIED.

**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.**

MOTION by Commissioner Crosby, second by Commissioner Duklet, to approve Resolution PZ 26-07 Recommending the City Council Approve a Conditional Use Permit for an Auto Dealership at 121 Meridian Street South. ALL VOTED AYE. MOTION CARRIED.

**6. BUSINESS.**

**6.1. 2050 Comprehensive Plan Update – Demographic Profile**

Community Development Director Smith Strack reviewed the 2050 Comprehensive Plan Demographic Profiles with a brief slideshow.

The Commission held discussion.

**7. ADMINISTRATIVE REPORTS.**

**7.1. Commissioner Comments.**

No Commissioner Comments were made.

**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, June 8, 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 6:43 PM.  
ALL VOTED AYE. MOTION CARRIED.

Respectfully Submitted,

Renee Eyrich  
Recording Secretary










# MEMORANDUM

Planning and Zoning Commission

<b>DATE:</b>	June 8, 2026												
<b>FROM:</b>	Cynthia Smith Strack, Community Development Director												
<b>AGENDA ITEM:</b>	2050 Comprehensive Plan Update – Community Values & Background												
<b>BACKGROUND:</b>	<p>Work continues internally on the 2050 Comprehensive Plan update. The PZC will be asked to provide initial insight on community values and will receive background information crucial to understanding things that drive the lay of the land including economic forces.</p> <p>Attached are sample community value checklists. They are fillable pdf files. <b>Prior to the meeting</b> please review the checklists and select up to <b>FOUR</b> community value statements from each of the THREE categories. <b>Please be prepared to share your selections and your thought process at the meeting.</b></p> <p>In addition, we will be reviewing information contained on sites staff have been building out: the <a href="#">2050 Comp Plan page</a> on website and an interactive experience built in <a href="#">ESRI Storymap</a>.</p> <p>The information we will review includes some conceptual illustrations and the one pagers on community values, this growth moment, and commuter towns. We will review the detail table for “What Growth Could Look Like”.</p> <p>You are encouraged to review the complete sidebars as well. They provide food for thought and planning insight.</p> <table><tr><td>Community Values</td><td><a href="#">One Page</a></td><td><a href="#">Complete Sidebar</a></td></tr><tr><td>Growth Moment</td><td><a href="#">One Page</a></td><td><a href="#">Complete Sidebar</a></td></tr><tr><td>Commuter Towns</td><td><a href="#">One Page</a></td><td><a href="#">Complete Sidebar</a></td></tr><tr><td>What Growth Could Look Like</td><td><a href="#">One Page</a></td><td><a href="#">Detail Table</a></td></tr></table> <p>Next steps for 2050 update include release of a growth survey within the next few weeks and work on building maps/narrative for physical profile. All of the items above, survey results, and your input will help us begin looking at planned land use later this year.</p>	Community Values	<a href="#">One Page</a>	<a href="#">Complete Sidebar</a>	Growth Moment	<a href="#">One Page</a>	<a href="#">Complete Sidebar</a>	Commuter Towns	<a href="#">One Page</a>	<a href="#">Complete Sidebar</a>	What Growth Could Look Like	<a href="#">One Page</a>	<a href="#">Detail Table</a>
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<b>ACTION</b>	Information and discussion												
<b>SIGNATURE:</b>													

# Community Participation

	We ensure everyone feels welcome, respected, and able to participate	<input type="checkbox"/>
	We celebrate creativity, culture, and community identity as sources of strength	<input type="checkbox"/>
	We adapt and adjust as needs and opportunities change	<input type="checkbox"/>
	We strengthen families, faith communities, and civic groups as the foundation of community life	<input type="checkbox"/>
	We value diversity and include all perspectives in decision-making	<input type="checkbox"/>
	We uphold long-standing customs and values	<input type="checkbox"/>
	We provide equal opportunity for all voices to be heard	<input type="checkbox"/>
	We work together toward shared goals, even when we disagree	<input type="checkbox"/>
	We withstand challenges and recover even stronger	<input type="checkbox"/>
	We maintain social expectations that support order, stability, and mutual respect	<input type="checkbox"/>
	We value continuity and shared traditions	<input type="checkbox"/>
	We help our community thrive by supporting every person	<input type="checkbox"/>

# Community Responsibility & Well-Being

	We prioritize health, safety, and quality of life for all	<input type="checkbox"/>
	We uphold public safety, lawfulness, and personal responsibility	<input type="checkbox"/>
	We support systems that reduce inequality and promote resilience	<input type="checkbox"/>
	We create fair and just access to opportunities so everyone can thrive	<input type="checkbox"/>
	We share a sense of place, community pride, and belonging	<input type="checkbox"/>
	We make decisions that are open, clear, and easy to understand	<input type="checkbox"/>
	We have confidence in the fairness and integrity of our neighbors and institutions	<input type="checkbox"/>
	We safeguard stability, self-reliance, and long-term community interests	<input type="checkbox"/>
	We build trust through honesty, accountability, and shared purpose	<input type="checkbox"/>
	We support and celebrate local traditions, arts, and community identity	<input type="checkbox"/>
	We collaborate and guide decisions through shared understanding	<input type="checkbox"/>
	We enforce rules consistently to protect residents and maintain community standards	<input type="checkbox"/>

# Local Stewardship

	We protect property rights, individual freedoms, and personal autonomy	<input type="checkbox"/>
	We strive to leave a legacy of care and responsibility	<input type="checkbox"/>
	We protect people and the planet for the future	<input type="checkbox"/>
	We will leave this place even better than we found it	<input type="checkbox"/>
	We protect resources and opportunities for future generations	<input type="checkbox"/>
	We act with fairness and compassion in how we use and share resources	<input type="checkbox"/>
	We preserve our environment and local heritage	<input type="checkbox"/>
	We support equity and community resilience	<input type="checkbox"/>
	We make choices today that protect resources for future generations	<input type="checkbox"/>
	We aim to leave a legacy of justice, care, and environmental stewardship	<input type="checkbox"/>
	We preserve local traditions, landscapes, and institutions as part of our identity	<input type="checkbox"/>
	We manage growth carefully to maintain character and sustainability.	<input type="checkbox"/>



# MEMORANDUM

Planning and Zoning Commission

<b>DATE:</b>	June 8, 2026
<b>FROM:</b>	Cynthia Smith Strack, Community Development Director
<b>AGENDA ITEM:</b>	Director's Update
<b>REPORT:</b>	<p><b>Design Committee</b> The Design Committee did not meet in June.</p> <p><b>EDA</b> The EDA will meet prior to the PZC meeting.</p> <p><b>Other</b></p> <ul style="list-style-type: none"><li>• 2050 Comprehensive Plan update</li><li>• Public engagement tool development</li><li>• Attend Chamber networking and board meeting.</li><li>• Zoning information/assistance to five commercial entities</li><li>• Attend leadership class.</li><li>• Code review (zoning) assistance for building/zoning permits</li><li>• City communications</li><li>• Compile information for Scott County Housing and Commercial/Industrial Studies</li><li>• Discussions with residential developers</li><li>• HRA first time home buyer programming</li></ul>
<b>SIGNATURE:</b>	