

**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