

**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