



**BELLE PLAINE DESIGN COMMITTEE  
NOTICE OF REGULAR MEETING AND AGENDA  
CITY HALL, 218 NORTH MERIDIAN STREET  
PLEASE USE THE NORTH ENTRANCE**

**MONDAY, JUNE 22, 2026  
5:00 P.M.**

**1. CALL TO ORDER.**

1.1. Roll Call.

**2. APPROVAL OF AGENDA**

**3. APPROVAL OF MINUTES**

3.1. Regular Session Minutes of March 2, 2026

**4. BUSINESS**

4.1. Façade Update 115 Main Street East (Nick Schmidt)

**5. ADMINISTRATIVE REPORTS**

5.1. Commissioner Comments.

5.2. Upcoming Meetings.

1. Next Regular Meeting: As Needed

**6. ADJOURNMENT**

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

**BELLE PLAINE DESIGN COMMITTEE  
REGULAR MEETING  
MARCH 2, 2026**

**1. CALL TO ORDER. 1.1. Roll Call.**

The Belle Plaine Design Committee conducted a Regular Meeting on Monday, March 2, 2026 at City Hall, 218 North Meridian Street, Belle Plaine, MN. Chair Krant called the meeting to order at 5:00 PM with Commissioners Brian Romness, Hope Lawler and Cara Cox. Incoming Commissioner Genise Aretz was also present.

Also present was Community Development Director Smith Strack and Council Liaison Hartmann.

**OATH OF OFFICE**

Genise Aretz

Community Development Director Smith Strack administered the Oath of Office to Genise Aretz.

**2. ELECTION OF OFFICERS**

Vice Chair Romness called for nominations for Chair.

MOTION by Commissioner Lawler, second by Commissioner Romness, to nominate Rick Krant as chair. No other nominations were taken. ALL VOTED AYE. MOTION CARRIED.

Chair Krant called for nominations for Vice-Chair.

MOTION by Commissioner Lawler, second by Commissioner Cox, to nominate Brian Romness as Vice Chair. No other nominations were taken. ALL VOTED AYE. MOTION CARRIED.

Chair Krant called for nominations for Secretary.

MOTION by Commissioner Lawler, second by Commissioner Romness, to nominate Cara Cox as Secretary. No other nominations were taken. ALL VOTED AYE. MOTION CARRIED.

**3. APPROVAL OF AGENDA.**

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

**4. APPROVAL OF MINUTES. 4.1. Regular Session Minutes of December 1, 2025.**

MOTION by Commissioner Romness, second by Commissioner Aretz, to approve the Regular Session Minutes of December 1, 2025 as presented. ALL VOTED AYE. MOTION CARRIED.

**5. BUSINESS.**

**5.1. Design Committee Duties.**

Community Development Director Smith Strack reviewed the Design Committee Roles and Responsibilities with a brief slideshow. Subjects covered included: Organization, Responsibilities, Design Manual/Zoning Ordinances, Open Meeting Law, Data Practices Law, Conflict of Interest, and Decorum Policy.

**6. ADMINISTRATIVE REPORTS.**

**6.1. Commissioner Comments.**

No comments were made.

**6.2. Upcoming Meetings.**

1. Next Regular Meeting: As Needed

The commission was reminded of the next coming meeting as needed.

**7. ADJOURNMENT.**

MOTION by Commissioner Lawler, second by Commissioner Aretz, to adjourn the meeting at 5:15 PM.  
ALL VOTED AYE. MOTION CARRIED.

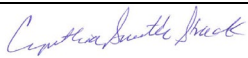
Respectfully Submitted,

Renee Eyrich  
Recording Secretary



# MEMORANDUM

Design Committee

|                     |   |
|---------------------|---|
| <b>DATE:</b>        | June 22, 2026   |
| <b>FROM:</b>        | Cynthia Smith Strack, Community Development Director  |
| <b>AGENDA ITEM:</b> | Update Façade – 115 Main Street East (Nick Schmidt)   |
| <b>BACKGROUND:</b>  | <p>Nick Schmidt owns property at 115 Main Street East.</p> <p>Schmidt proposes:</p> <p><i>Step One</i>, Adding board &amp; batten LP trim board over the stucco on the lower half of the building and then painting it “Iron Ore”. Schmidt would also like to add low profile cedar boxes below the windows, and wood bead board tongue and groove on the ceiling of the awning (stained to match the flower boxes) and new fascia to the awning.</p> <p><i>Step Two</i> (later this summer), having the brick cleaned and tuckpointed and new black framed windows to the 2<sup>nd</sup> story, and new roofing material on the awning.</p> <p>The 2016 Design Manual contains design guidelines for awnings in the Downtown. Applicable guidelines are attached along with the downtown color palette.</p> <p>Standards from the Design Manual are attached. In summary:</p> <ol style="list-style-type: none"><li>1. Exterior colors should complement adjacent buildings’ colors, use primarily earth tones, and the color of the brick or other natural building materials should dictate the color family choice.</li><li>1. Building materials are to be long lasting with details that maintain downtown character. Traditional materials include brick, stone, and stucco. Architectural details of cornices, brickwork, transom, display windows are to be maintained/restored.</li></ol> |
| <b>ACTION:</b>      | Review of the proposed awnings and exterior color palette is requested.   |
| <b>SIGNATURE:</b>   |    |

Primary color: [Iron ore](#)





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**Color** – The varied but complimentary use of color is encouraged.

- The color of buildings should complement the adjacent buildings' colors
- The color of brick or other natural building materials should dictate the color family choice.
- Buildings should use primarily earth tones with light and bright colors used only as minor accents.
- The accent colors should complement the primary color.



Figure 35. Color and accent Example, Main Street Iowa 20 Year Report, 2005.

**Materials and Details** - Rehabilitation or redevelopment projects should be constructed to be long lasting and use materials and detailing that maintains the distinct character and harmony of the downtown.

- Traditional materials including brick, stone (including cast stone) and stucco should be used as the primary building materials.
- Tile, stone, glass block, copper flashing, metal and wood should be considered for accent materials.
- Building renovation and alterations should restore architectural details of cornices, brickwork, transom, display windows and bulkheads.
- Infill construction should reflect some of the detailing of surrounding buildings in window shape, cornice lines and brick work.



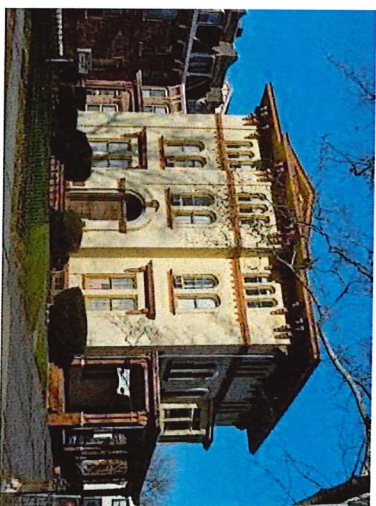
# 1800-*Early* 1900's

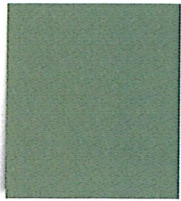
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EXTERIOR PAINT COLORS

# Italianate Design

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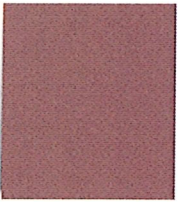




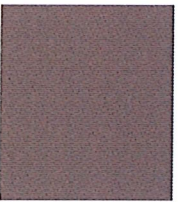
SW 0015  
**Gallery Green**  
Interior / Exterior



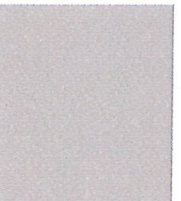
SW 0006  
**Toilet Red**  
Interior / Exterior



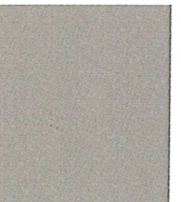
SW 0004  
**Rose Brocade**  
Interior / Exterior



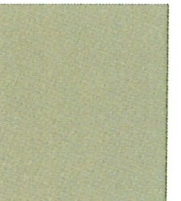
SW 0022  
**Patchwork Plum**  
Interior / Exterior



SW 0021  
**Queen Anne Lilac**  
Interior / Exterior



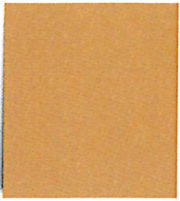
SW 0023  
**Pewter Tankard**  
Interior / Exterior



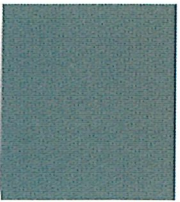
SW 0013  
**Majolica Green**  
Interior / Exterior



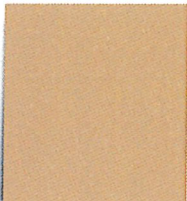
SW 0011  
**Crewel Tan**  
Interior / Exterior



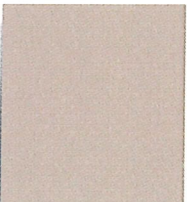
SW 0009  
**Eastlake Gold**  
Interior / Exterior



SW 0018  
**Teal Stencil**  
Interior / Exterior



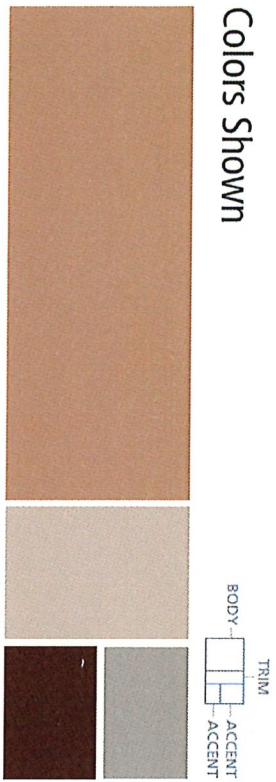
SW 0010  
**Wickernwork**  
Interior / Exterior



SW 0002  
**Chelsea Mauve**  
Interior / Exterior

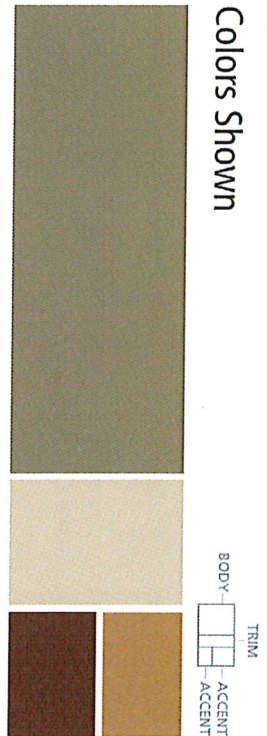


### Colors Shown



| BODY       | TRIM    | ACCENT  | ACCENT 2          |
|------------|---------|---------|-------------------|
| SW 2804    | SW 2805 | SW 0023 | SW 2838           |
| Renwick    | Renwick | Pewter  | Polished Mahogany |
| Rose Beige | Beige   | Tankard |                   |

### Colors Shown

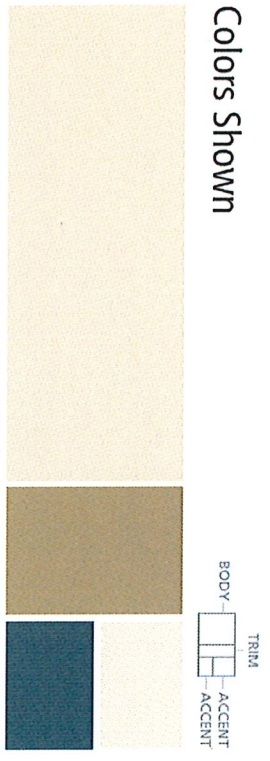


| BODY     | TRIM    | ACCENT       | ACCENT 2 |
|----------|---------|--------------|----------|
| SW 0014  | SW 2822 | SW 2814      | SW 2856  |
| Sheraton | Downing | Rookwood     | Fairfax  |
| Sage     | Sand    | Antique Gold | Brown    |

## COLOR COMBINATIONS

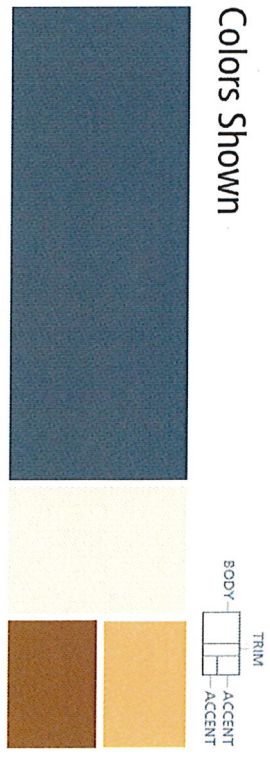


### Colors Shown



| BODY          | TRIM           | ACCENT  | ACCENT 2         |
|---------------|----------------|---------|------------------|
| SW 6119       | SW 2842        | SW 7012 | SW 0048          |
| Antique White | Roycroft Suede | Creamy  | Bunglehouse Blue |

### Colors Shown

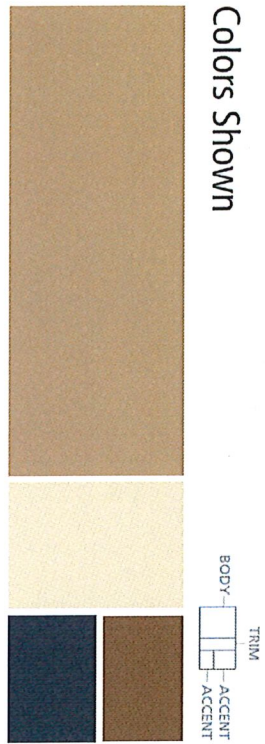


| BODY             | TRIM               | ACCENT              | ACCENT 2          |
|------------------|--------------------|---------------------|-------------------|
| SW 0032          | SW 0050            | SW 2853             | SW 0045           |
| Needlepoint Navy | Classic Light Buff | New Colonial Yellow | Antiquarian Brown |

## COLOR COMBINATIONS

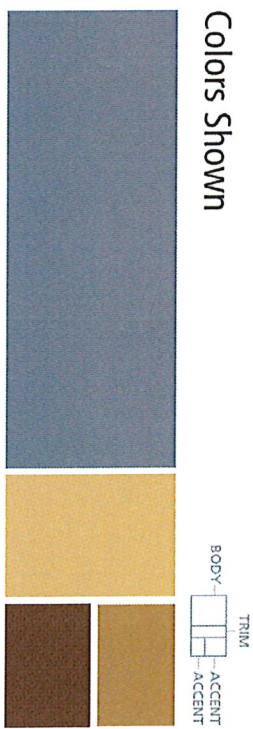


### Colors Shown



| BODY            | TRIM            | ACCENT         | ACCENT 2 |
|-----------------|-----------------|----------------|----------|
| SW 2835         | SW 2833         | SW 2806        | SW 6244  |
| Craftsman Brown | Roycroft Vellum | Rookwood Brown | Naval    |

### Colors Shown

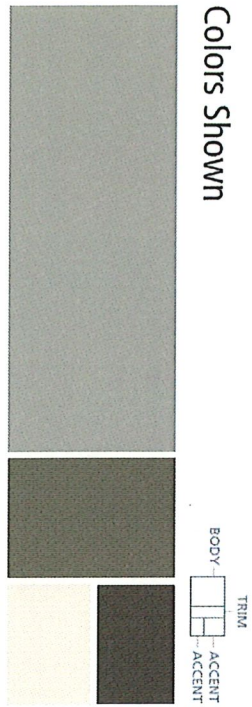


| BODY          | TRIM          | ACCENT                | ACCENT 2              |
|---------------|---------------|-----------------------|-----------------------|
| SW 2819       | SW 2813       | SW 2814               | SW 2807               |
| Downing Slate | Downing Straw | Rookwood Antique Gold | Rookwood Medium Brown |

## COLOR COMBINATIONS

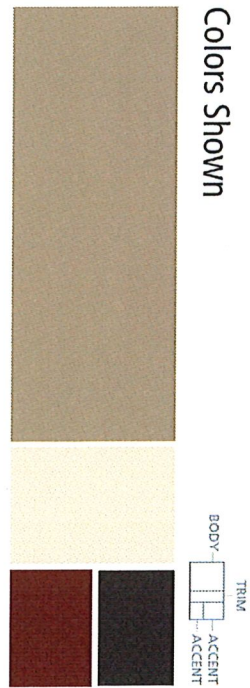


### Colors Shown



| BODY                     | TRIM                        | ACCENT                           | ACCENT 2                      |
|--------------------------|-----------------------------|----------------------------------|-------------------------------|
| SW 2821<br>Downing Stone | SW 2851<br>Sage Green Light | SW 2846<br>Roycroft Bronze Green | SW 0050<br>Classic Light Buff |

### Colors Shown



| BODY                              | TRIM                       | ACCENT                   | ACCENT 2                |
|-----------------------------------|----------------------------|--------------------------|-------------------------|
| SW 2827<br>Colonial Revival Stone | SW 2829<br>Classical White | SW 6258<br>Tricorn Black | SW 2802<br>Rookwood Red |

## COLOR COMBINATIONS

