



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

**MONDAY, JULY 13, 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 June 8, 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. Non-Conformance Expansion – 614 Main Street West

5.1.1. Resolution PZ 26-08

5.2. Rezoning – Lot 1, Block 1, Valley Business Park Fourth. The Planning Commission is to hold a public hearing on Ordinance 26-04 An Ordinance Rezoning Lot 1, Block 1, Valley Business Park Fourth, Scott County, Minnesota from I-C Industrial/Commercial to I-2 General Industrial District

5.2.1. Resolution PZ 26-09 – Recommending the City Council Approve Ordinance 26-04 an Ordinance Rezoning Lot 1, Block 1, Valley Business Park Fourth from I-C Industrial/Commercial District to I-2 General Industrial District.

5.3. Legacy Crossing LLC Conditional Use Permit and Site Plan. The Planning Commission will consider public comment on conditional use permit and site plan application submitted by Legacy Crossing LLC for property described as Lot 1, Block 1, Valley Business Park Fourth Subdivision. A conditional use permit is required under Section 1105.12 Subd. 5 (7) of the City Code pertaining to uses within the I-2 General Industrial District. Site plan approval is required under Section 1103.07 of the Code. If approved the conditional use permit and site plan would allow development of contractor storage garages at Lot 1, Block 1, Valley Business Park Fourth.

5.3.1. Resolution PZ 26-10 - A Resolution Recommending Approval of a Conditional Use Permit and Site Plan Providing for Contractor Storage Garages at Lot 1, Block 1, Valley Business Park Fourth Subdivision

6. BUSINESS.

None.

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

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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, August 10, 2026.

8. ADJOURNMENT.