

**BELLE PLAINE PLANNING & ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 8, 2025**

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, September 8, 2025 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, Duklet and Petersen present.

Also present were Council Liaison Otto and Community Development Director Smith Strack.

2. APPROVAL OF AGENDA.

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

3. APPROVAL OF MINUTES. 3.1. Regular Session Minutes of August 11, 2025.

MOTION by Commissioner Petersen, second by Commissioner Duklet, to approve the Regular Session Minutes of August 11, 2025. 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. None.

6. BUSINESS.

6.1. Resolution PZ 25-18 Resolution Recommending Approval of a Concept Plan for St. John Lutheran Church Plat.

Community Development Director Smith Strack reviewed the concept plan for St. John's Lutheran Church. Smith Strack explained the applicants proposed concurrent preliminary and final plat review. Smith Strack noted religious institutions are conditional uses within the R-3 District and highlight the three properties to be combined into one PID. Smith Strack explained the Commission is to review the concept plat and make recommendations.

The Commission held discussion.

MOTION by Commissioner Petersen, second by Commissioner Crosby, to approve Resolution PZ 25-18 Recommending Approval of a Concept Plan for St. John Lutheran Church Plat. ALL VOTED AYE. MOTION CARRIED.

7. ADMINISTRATIVE REPORTS.

7.1. Commissioner Comments.

Commissioner Romness inquired on where the Legislature is at on the local zoning updates. Community Development Director Smith Strack explained Zoning preemption is where local authority is removed and replaced by State Law along with plats and developments would being approved by staff. Smith Strack explained the language has been before legislature for the past 5 years and is not going anywhere, noting

there is some talk at the Federal Level as well. Romness inquired if the Commission could write a letter to local representatives or inform the general public. Smith Strack explained the Commission is a recommending board and would not recommend the Commission move forward. Smith Strack explained commissioners as private citizens can write letters along with the Council as a whole can send letters as a political body.

7.2. Director's Report.

Community Development Director Smith Strack explained the report is in the packet for review. Smith Strack explained she took the comments from the Commission to Council and recommends the Commission listen to the Work Session. Smith Strack explained a joint work session has been scheduled for July 6 at 6:15.

7.3. Upcoming Tentative Meetings.

1. Regular Meeting, 6:00 p.m., Monday, October 13, 2025.

The Commission was reminded of the next upcoming meeting as listed.

8. ADJOURNMENT.

MOTION by Commissioner Duklet, second by Commissioner Schmitz, to adjourn the meeting at 6:16 PM.
ALL VOTED AYE. MOTION CARRIED.

Respectfully Submitted,

Renee Eyrich
Recording Secretary