

**BELLE PLAINE PLANNING & ZONING COMMISSION
REGULAR MEETING
JULY 14, 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, July 14, 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 and Duklet present. Commissioner Petersen was absent.

Also present were Council Liaison Otto, Community Development Director Smith Strack, 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. 3.1. Regular Session Minutes of June 9, 2025.

MOTION by Commissioner Duklet, second by Commissioner Schmitz, to approve the Regular Session Minutes of June 9, 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.

5.1. Conditional Use Permit and Related Variances Outdoor Storage, Parking: 400 Main Street East. The Planning Commission will consider public comment on a conditional use permit application and related variances for setbacks, parking, and surfaces submitted by Carol A. Tietz and the Tietz Trust. The conditional use permit and variances, if approved, would authorize an outdoor storage area and parking related areas at property addressed as 400 Main Street East.

Community Development Director Smith Strack reviewed the Conditional Use Permit and related Variances for setbacks, parking and surfaces submitted by the applicant at 400 Main Street East with a detailed slideshow. Smith Strack explained the applicant requests:

- Storage of up to 40 vehicles – some in outdoor storage area and others as they are now parked onsite.
- Parking outside of storage area – East and West sides of the building.
- Fence Setback – 1 foot setback from Alley (north) and 1 foot setback from shared lot line with the City (east).
- Gate to enter fence east side – proposed driving on city property to access fence.

Smith Strack provided a video of the site currently for reference.

The Commission held discussion and asked clarifying questions.

The Public Hearing was opened at 6:30 PM.

Denny Moriarty, 24 Woodridge Drive, spoke against the CUP and Variances citing zoning, compliance with rules and regulations, land values, previous proposed outdoor storage code language brought forward for review in the spring and public record history of code enforcement on the property.

Ryan Ladd, 221 S. Elk Street, stated he was a second to the proposed code language regarding outdoor storage.

Rex Stacey, 201 S. Willow Street, addressed the Commission.

Ken Tietz, 1029 Chestnut Street, stated Moriarty's timeline was off and provided an alternate timeline of events.

Commissioners Schmitz, Romness and Duklet asked clarifying questions of Tietz that included the type of business he had, if he had offsite storage, handicap signage, entrances, storage or accident vehicles and easements.

Ryan Ladd, 221 S. Elk Street, opined it is our job to help businesses.

Paul Chard, 320 S. Walnut Street, opined access to City property should be reviewed and opined the applicant should find a way to stay within the proposed outside storage area.

MOTION by Commissioner Duklet, second by Commissioner Crosby, to close the public hearing at 7:08 PM. ALL VOTED AYE. MOTION CARRIED.

The Commission asked clarifying questions of the Community Development Director Smith Strack and held additional discussion.

5.1.1. Resolution PZ 25-08 Recommending Conditional Approval Of A Conditional Use Permit For Outdoor Storage At 400 Main Street East.

MOTION by Commissioner Crosby, second by Commissioner Schmitz, to approve Resolution PZ 25-08 Recommending Conditional Approval of a Conditional Use Permit for Outdoor Storage at 400 Main Street East with additional conditions of procuring an easement to the east side of the property from the City to provide for access to the east gate, crushed bituminous throughout the purple designated outdoor storage area and the addition of a curb cut into the east side of the property. ALL VOTED AYE. MOTION CARRIED.

5.1.2. Resolution PZ 25-09 Recommending Approval/Denial Of Variances To Section 1107.08, Subd. 2,1, A and 1107.02 Subd 4(6) Of The City Code Which Require Outdoor Storage Areas Meet Setback Requirements And Fences Be Five Feet From An Alley.

The Commission held discussion and asked clarifying questions.

MOTION by Commissioner Schmitz, second by Commissioner Romness, to approve Resolution PZ 25-09 Recommending Approval of Variances to Section 1107.08, Subd. 2,1, A and 1107.02 Subd 4(6) of the City Code which Require Outdoor Storage Areas Meet Setback Requirements and Fences Be Five Feet from an Alley. Commissioner Schmitz, Romness, and Crosby VOTED AYE. Commissioner Duklet VOTED NAY. MOTION CARRIED 4-1.

5.1.3. Resolution PZ 25-10 Recommending Approval/Denial Of Variances To Section 1107.12 Of The City Code Related To Off Street Parking Requirements.

- a. **Section 1107.12, Subd. 4,8,E of the City Code Which Requires Impervious Surfaces Be Setback Five Feet From Any Lot Line.**

- b. Section 1107.12, Subd. 4,8,G Of The City Code Which Requires Parking Lots Be Surfaced With Asphalt or Concrete.**
- c. Section 1107.12, Subd. 4,8,J Of The City Code Which Requires All Off-Street Parking Areas Have A Perimeter Curb Barrier Around The Entire Parking Lot.**
- d. Section 1107.12, Subd. 9 Which Requires At Least One (1) Handicapped Parking Space Be Provided.**

The Commission held discussion.

MOTION by Commissioner Duklet, second by Commissioner Schmitz, to approve Resolution PZ 25-10 Recommending Approval of Variances to Section 1107.012 of the City Code related to Off Street Parking Requirements specifically requests Impervious surface approximately one foot from the east lot line and exemption from perimeter curb/gutter requirements for off street parking. Variances requested to hard surface coverage and accessible parking were not approved. ALL VOTED AYE. MOTION CARRIED.

The Commission held discussion and asked clarifying questions.

5.1.4. Resolution PZ 25-11 Recommending Approval/Denial Of Variance To Section 1105.07, Subd. 5, 5 Which Requires No Structure or Combination Of Structures Shall Occupy More Than Forty Percent Of The Lot Area.

MOTION by Commissioner Duklet, second by Commissioner Schmitz to approve Resolution PZ 25-11 Recommending Approval of Variance to Section 1105.07, Subd. 5, 5 which Requires no Structure or Combination of Structures Shall Occupy More than Forty Percent of the Lot Area. ALL VOTED AYE. MOTION CARRIED.

5.2. Ordinance 25-10 Accessory Structures. The Planning and Zoning Commission is to hold a public hearing on Ordinance 25-10 Ordinance Amending Section 1104.12 of the City Code Pertaining to Accessory Structures.

Community Development Director Smith Strack reviewed Ordinance 25-10 Accessory Structures with a slideshow. Smith Strack explained the Ordinance would allow unlimited detached shed size, delete requirement to have a driveway, allow metal on structures as long as metal is glare minimized and allow green houses. Smith Strack noted two written emails opposing the changes were provided to the Commission.

The Public Hearing was opened at 8:30 PM.

Denny Moriarty, 24 Woodridge Drive, spoke opposing Ordinance 25-10.

Paul Chard, 320 S. Walnut Street, concurred with Moriarty noting no machine sheds or galvanized steel should be allowed.

Ryan Ladd, 221 S. Elk Street, spoke in favor of Ordinance 25-10, citing homeowner right to build in their yard and adding property value.

MOTION by Commissioner Schmitz, second by Commissioner Duklet, to close the public hearing at 8:46 PM.

The Commission held discussion and asked clarifying questions of the Community Development Director. Commissioner Duklet spoke in opposition noting the variance process works and allows neighbors to have input.

5.2.1 Resolution PZ 25-12 Recommending Approval/Denial of Ordinance 25-10 Ordinance Amending Section 1104.12 of the City Code Pertaining to Accessory Structures.

MOTION by Commissioner Romness, second by Commissioner Crosby, to approve Resolution PZ 25-12 Recommending Approval of Ordinance 25-10 Ordinance Amending Section 1104.12 of the City Code Pertaining to Accessory Structures. Commissioners Romness, Crosby and Schmitz VOTED AYE. Commissioner Duklet VOTED NAY. MOTION CARRIED 3-1.

5.3. Ordinance 25-11 Building Type and Construction. The Planning and Zoning Commission is to hold a public hearing on Ordinance 25-11 Ordinance Amending Section 1104.04 Building Type and Construction.

Community Development Director Smith Strack reviewed Ordinance 25-11 Building Type and Construction with a brief slideshow.

The Public Hearing was opened at 9:06 PM.

Paul Chard, 320 S. Walnut Street, spoke against the Ordinance.

Ryan Ladd, 221 S. Elk Street, spoke in favor of the Ordinance.

MOTION by Commissioner Schmitz, second by Commissioner Duklet, to close the public hearing at 9:08 PM. ALL VOTED AYE. MOTION CARRIED.

The Commission held a brief conversation.

5.3.1 Resolution PZ 25-13 Recommending Approval/Denial of Ordinance 25-11 Ordinance Amending Section 1104.04 Building Type and Construction.

MOTION by Commissioner Schmitz, second by Commissioner Crosby, to approve Resolution PZ 25-13 Recommending Approval of Ordinance 25-11 Ordinance Amending Section 1104.04 building Type of Construction. Commissioner Schmitz, Crosby and Romness VOTED AYE. Commissioner Duklet VOTED NAY. MOTION CARRIED 3-1.

5.4. Ordinance 25-12 Pole Buildings. The Planning and Zoning Commission is to hold a public hearing on Ordinance 25-12 Ordinance Amending Section 1107.07 of the City Code Pertaining to Pole Buildings.

Community Development Director Smith Strack reviewed Ordinance 25-12 with a brief slideshow.

The Commission held discussion and asked clarifying questions.

The Public Hearing was opened at 9:17 PM.

Ryan Ladd, 221 S. Elk Street, spoke in favor of the ordinance.

MOTION by Commissioner Duklet, second by Commissioner Crosby, to close the public hearing at 9:19 PM. ALL VOTED AYE. MOTION CARRIED.

5.4.1. Resolution PZ 25-14 Recommending Approval/Denial of Ordinance 25-12 Ordinance Amending Section 1107.07 of the City Code Pertaining to Pole Buildings.

MOTION by Commissioner Crosby, second by Commissioner Schmitz, to approve Resolution PZ 25-14 Recommending Approval of Ordinance 25-12 Ordinance Amending Section 1107.07 of the City Code Pertaining to Pole Buildings. Commissioners Crosby, Schmitz and Romness VOTED AYE. Commissioner Duklet VOTED NAY. MOTION CARRIED.

6. BUSINESS.

None.

7. ADMINISTRATIVE REPORTS.

7.1. Commissioner Comments.

Commissioner Duklet inquired on the opening of Belle's Bistro. Community Development Director Smith Strack noted the business is working with a plumbing issue with the State.

7.2. Director's Report.

No comments were made.

7.3. Upcoming Tentative Meetings.

1. Regular Meeting, 6:00 p.m., Monday, August 11, 2025.

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

8. ADJOURNMENT.

MOTION by Commissioner Schmitz, second by Commissioner Duklet, to adjourn the meeting at 9:25 PM. ALL VOTED AYE. MOTION CARRIED.

Respectfully Submitted,

Renee Eyrich
Recording Secretary