

**BELLE PLAINE PLANNING & ZONING COMMISSION  
REGULAR MEETING  
APRIL 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, April 14, 2025 at City Hall 218 North Meridian Street, Belle Plaine, MN. Chair Romness called the meeting to order at 6:00 PM with the Commissioners Crosby, Schmitz, Petersen, and Duklet in attendance. Commissioner Crapser was absent.

Also present were Council Liaison Otto, Attorney Peter Mikhail, Community Development Director Smith Strack and Assistant Community Development Director Gerold.

**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 March 10, 2025.**

MOTION by Commissioner Schmitz, second by Commissioner Duklet, to approve the Regular Session Minutes of March 10, 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.*

No one stepped forward.

**5. PUBLIC HEARINGS.**

**5.1. Ordinance 25-07 Zoning Code Amendment Outside Storage.** The Planning Commission will hold a public hearing on Ordinance 25-07, An Ordinance Repealing and Replacing Section 1107.08 Outside Storage Residential, Commercial and Industrial.

Community Development Director Smith Strack reviewed what code is, how it works along with how the public hearing process works in a brief slideshow.

Community Development Director Smith Strack reviewed Ordinance 25-07 Outdoor Storage with a slideshow. Smith Strack noted what is allowed what is and what is not allowed. Smith Strack advised of proposed State Legislation which could change the City's code. Smith Strack reviewed public comment letters received from residents speaking against the proposed ordinances as noted in their letters submitted to the Commission.

Council Liaison Otto made a statement regarding how the proposed ordinance was written and referenced changes he wanted to see made to the language, opining that is what the Council had intended.

The Commission held discussion regarding current standards, improved surface requirements, what brought the code forward, variances, timeline on complaints, non-compliance responses, and amount of non-compliant properties.

Chair Romness opened the public hearing at 6:37 PM and asked for public comment. Dennis Moriarty, 24 Woodridge Drive, spoke against Ordinance 25-07 and its proposed implementation. Moriarty questioned the origin of ordinance changes.

The Commission held brief discussion with City Attorney Mikhail.

Michael Woletz, 304 Shea Street, spoke against Ordinance 25-07 stating if passed it would take away the City's ability to fix problem areas and opining the changes would only benefit a few.

Deb Brazil, 780 E. Forest Street, inquired why the ordinance changes were brought up. Brazil appealed to the Commission to not approve. Brazil expressed concern on property value, safety issues, eye sores, and pet control issues.

Wayne West, 1113 Scott Lane, spoke against the Ordinance 25-07 opining if approved the ordinance would open a lot of gray area and Belle Plaine would no longer be a pretty city.

Ryan Ladd, 221 S. Elk Street, spoke in favor of the ordinance changes opining all vehicles must be operational after the 90 days. Ladd noted his personal vehicle could be full of junk and compared that to the same for parked vehicles.

MOTION by Commissioner Duklet, second by Commissioner Petersen, to close the public hearing at 7:01 PM. ALL VOTED AYE. MOTION CARRIED.

The Commission held discussion.

**5.1.1. Resolution PZ 25-04 Recommending Approval/Denial of Ordinance 25-07, An Ordinance Repealing and Replacing Section 1107.08 Outside Storage Residential, Commercial and Industrial.**

The recommendation of the Planning and Zoning Commission to the City Council was to deny Ordinance 25-07 as written. The Commission suggests review of different city's code standards for comparison of recreational vehicles and outside storage.

MOTION by Commissioner Romness, second by Commissioner Duklet to approve Resolution PZ 25-04 Recommending Denial of Ordinance 25-07, An Ordinance Repealing and Replacing Section 1107.08 Outside Storage Residential, commercial and Industrial. ALL VOTED AYE. MOTION CARRIED.

**5.2. Ordinance 25-08 Zoning Code Amendment Residential Parking Areas.** The Planning Commission will hold a public hearing on Ordinance 25-08, An Ordinance Amending Section 1107.12, Subd. 4,6 Residential Parking Areas.

Community Development Director Smith Strack reviewed Ordinance 25-08, an ordinance amending Section 1107.12, Subd.4,6 Residential Parking Areas. Smith Strack reviewed the increase of weight of vehicles along with City Engineer Duncan's comments about streets and street reconstruction design standards.

Council Liaison Otto gave a statement regarding changes he opined the Council wanted to see made in the code language.

The Commission held discussion.

Chair Romness opened the public hearing at 7:26 PM and asked for public comment.

Dennis Moriarty, 24 Woodridge Drive, spoke against the ordinances and inquired what property this amendment relates to. Moriarty stated his objection to the ordinances citing procedural issues.

The Commission requested clarifying questions on procedures of the City Attorney.

Michael Woletz, 304 Shea Street, spoke against the ordinance voicing his perceived threat for enforcement and requested additional clarification.

Ryan Ladd, 221 S. Elk Street, spoke in support of the ordinance opining the city has lots of one ton trucks in town. Ladd opined the proposed changes will also allow commercial use vehicles for framers, construction contractors, and opined it allows people to park what they want.

Wayne West, 1113 Scott Lane, spoke against the ordinance inquiring as to why a change is needed opining no current problems.

MOTION by Commissioner Petersen, second by Commissioner Duklet, to close the public hearing at 7:40 PM. ALL VOTED AYE. MOTION CARRIED.

The Commission held discussion.

**5.2.1. Resolution PZ 25-05 Recommending Approval/Denial of Ordinance 25-08, An Ordinance 25-08, An Ordinance Amending Section 1107.12, Subd. 4,6 Residential Parking Areas.**

The recommendation of the Planning and Zoning Commission to the City Council was to approve Ordinance 25-08 as written.

MOTION by Commissioner Crosby, second by Commissioner Petersen, to approve Resolution PZ 25-05 Recommending Approval of Ordinance 25-08, An Ordinance 25-08, An Ordinance Amending Section 1107.12, Subd. 4,6 Residential Parking Areas. ALL VOTED AYE. MOTION CARRIED.

**5.3. Ordinance 25-09 Code Amendment Public Nuisances Affecting Welfare and Visual Environment.** The Planning Commission will hold a public hearing on Ordinance 25-09, An Ordinance Amending and Repealing Portions of Section 400.05 Public Nuisances Affecting Welfare and Visual Environment Related to Outside Storage and Unlicensed Vehicles.

Community Development Director Smith Strack reviewed Ordinance 25-09 with a slideshow. Smith Strack noted the proposed ordinance relates not zoning but to nuisance code along with the additions and removals.

Council Liaison Otto made a statement regarding coverage of property limits.

Chair Romness opened the Public Hearing at 7:54 PM.

Michael Woletz, 304 Shea Street, requested the Commission deny Ordinance 25-09.

Dennis Moriarty, 24 Woodridge Drive, spoke against Ordinance 25-09 questioning the origin of the ordinance change. Moriarty asked the Commission to vote to deny the code amendment.

Ryan Ladd, 221 S. Elk Street, spoke in favor of the ordinance opining the changes are for all citizens. Ladd opined code complaints from those not directly affected by properties are not a warranted use of staff time. Ladd opined people in favor of the proposed ordinances were not present for the hearing for fear of retribution.

Wayne West, 1113 Scott Lane, spoke against the ordinance opining if passed properties would look like junkyards. West opined that problem yards would multiply.

Brenda Halgren, 109 Robert Circle, spoke against the ordinance changes.

Ryan Ladd, 221 S. Elk Street, opined non-operational vehicles is covered under a different section of code.

MOTION by Commissioner Duklet, second by Commissioner Schmitz, to close the public hearing at 8:02 PM. ALL VOTED AYE. MOTION CARRIED.

The Commission held discussion.

**5.3.1. Resolution PZ 25-06 Recommending Approval/Denial of Ordinance 25-09, An Ordinance Amending and Repealing Portions of Section 400.05 Public Nuisances Affecting Welfare and Visual Environment Related to Outside Storage and Unlicensed Vehicles.**

The recommendation of the Planning and Zoning Commission to the City Council was to not approve Ordinance 25-09 .

MOTION by Commissioner Duklet, second by Commissioner Petersen to approve Resolution PZ 25-06, Recommending Denial of Ordinance 25-09, An Ordinance Amending and Repealing Portions of Section 4400.05 public Nuisances Affecting Welfare and Visual Environment Related to Outside Storage and Unlicensed Vehicles. Commissioners Duklet, Petersen, Schmitz and Romness VOTED AYE. Commissioner Crosby VOTED NAY. MOTION CARRIED 4-1.

The Commission held a short break from 8:21 to 8:26.

**6. BUSINESS.**

**6.1. Chapter 1104.12 Accessory Structures Review.**

The Commission discussed if the Commission wanted to review the entire code pertaining to accessory structures or only the requested changes from the City Council. It was determined to only review the proposed changes. The Commission discussed which items they wanted to address at the current meeting. It was the consensus of the Commission to discuss green houses. It was the consensus of the Commission to discuss the next agenda item at the next regular meeting.

Community Development Director reviewed the language included in the packet for green houses.

The Commission held discussion and clarifying questions.

It was the consensus of the Commission to retain details of the code but allow green houses, with no condition restrictions, no maintenance requirements, and no requirement for a permanent foundation. It was also suggested to have polycarbonate materials suggested as greenhouse material in information for made available residents.

**6.2. Discussion Exterior Materials: Metal Roofing with Exposed Fasteners.**

Exterior Materials will be discussed at the May Planning Meeting.

**7. ADMINISTRATIVE REPORTS.**

**7.1. Commissioner Comments.**

No comments were made.

**7.2. Director's Report.**

Community Development Director Smith Strack noted her report is in the packet.

**7.3. Upcoming Tentative Meetings.**

1. Regular Meeting, 6:00 p.m., Monday, May12, 2025.

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

**8. ADJOURNMENT.**

MOTION by Commissioner Schmitz, second by Commissioner Petersen, to adjourn the meeting at 8:51 PM. ALL VOTED AYE. MOTION CARRIED.

Respectfully Submitted,

Renee Eyrich  
Recording Secretary