

CITY OF RUSHFORD VILLAGE (CRV)
PLANNING/ZONING COMMISSION MEETING MINUTES FROM TUESDAY, October 18, 2022

The Tuesday, October 18, 2022 Planning and Zoning meeting was called to order at 5:59 pm by Planning and Zoning Administrator Jon Pettit in the CRV Community Center.

Members Present: Jon Pettit, Hamilton Peterson and Travis Link

Absent: Glen Kopperud, Gordon Johnson

Citizens/Others Present: Craig Jonsgard, Eldon Jonsgard, Rebecca Charles-CEDA, Dennis Overland- Mayor, Mary Miner-Clerk

Agenda Approved as presented

Motion by Link, 2nd by Petersen. Carried.

Minutes from the September 20, 2022 Planning-Zoning Commission Meeting approved as presented

Motion by Link, 2nd by Petersen. Carried.

NEW PERMITS:

- #1542-Gordon Johnson-Re-Roof House Storm Damage-N Money Creek Rd
- #1543-Tyler Eide-Fence-State Highway 43 S
- #1544-Daniel Sorum-Bathroom Remodel & Ramp-Ridgeview Rd
- #1545-Daniel Sorum-10'x15'x8' Pole Building-Ridgeview Rd

PERMIT STATUS / PROJECTS IN PROCESS / INQUIRIES

• **Joan Vitse Property:**

- Pettit has received an inquiry about a small shed located on the property next to State Highway 43 regarding what can/cannot be done with the shed. The shed is on the side lot line so it would have to be 10 feet off the MN DOT right of way to be conforming. If it is not, it would be non-conforming and could only be improved up to 50% of the value of the shed which is determined by the Fillmore County Assessor
- It is the responsibility of the potential buyer to contact MN DOT to get the MN DOT right of way for that location.
- Pettit does not feel there are any issues with setbacks off Oak View Loop
- Potential purchaser provided a couple of easement documents they received from Fillmore County. After reviewing them Planning and Zoning believe the documents are no longer relevant after Oak View Loop was developed

• **Julie Landstrom Property:**

- Lot is non-conforming, it does not have 100 feet of street frontage and it is not 12,000 square feet which is required in a residential area. This has been discussed in the past
- Property is connected to city water and sewer. Utility bills have been paid all along by Landstroms
- Craig Jonsgard would like to purchase the property to make it look better and to live there to be close to his parents
- Jonsgard was told he could not remove the trailer and replace it with another trailer or tiny house but he could live in the trailer that is there now.
- Jonsgard will be talking with an adjoining landowner about potentially buying their property to make 1 conforming lot but this would not happen until he has paid for the Landstrom property. He was wondering if Planning and Zoning would allow him to do anything with the Landstrom property now knowing his plan is to purchase the adjoining property in the future so it would be conforming. He was told Planning and Zoning cannot permit anything that is hypothetical. Both lots combined would need to be 12,000 square feet to be a conforming lot
- According to Jonsgard the trailer is livable right now, the deck needs work and they would just like to fix it up

- Per Fillmore County Assessor, the trailer is valued at \$3,500.00. Because it is non-conforming the trailer can be improved up to 50% of its value which would be \$1,750.00. This would be a one time shot to increase the value 50%, it would not be something they could get a permit for yearly to keep improving. Pettit questioned what is considered 50% of the value
- Jonsgard stated he has the materials needed to do repairs on the existing trailer and questioned who would determine the cost of those materials and labor because he would not be paying anything for the materials and he along with his father would be doing the work free of charge
- Possible option to make the lot conforming is to purchase additional land from parents to get the 100 feet of frontage but they would need to make sure the parents lot would have 100 feet of frontage so it remains conforming
- Properties would need to be surveyed to make sure where the property lines are
- Jonsgard was told contact Fillmore County Planning and Zoning Administrator Cristal Atkins to get answers to what Fillmore County would consider 50% value of the trailer and how Fillmore County would come up with what the material and labor costs would be if Jonsgard already has materials free of charge and plans to do the work themselves
- It was suggested to Jonsgard he find out for sure what will/will not be allowed to be done with the property before he purchases it. CRV has to follow the ordinances
- **Shed Inquiry:**
 - Pettit reported he received an inquiry regarding building a shed in South Rushford possibly on a non-conforming lot. No one would live in it according to the person inquiring
 - Information where the shed would go and the exact type of structure was not given to Pettit
 - Planning and Zoning will need more information regarding the location and type of structure before this will be discussed further

OTHER ISSUES/CONCERNS:

- **Rebecca Charles-CEDA Updates/Reports:**
 - Charles attended a meeting with the UW La Crosse students October 11th to get the next stage of the Trail Study under way. Students will be in the area to see what there is for potential trail locations
 - Charles will be starting to work on the CRV Comprehensive Plan again, it was on hold while Charles worked with UW La Crosse on the trail study
 - There are no updates regarding the Pioneer Seed building.

OTHER UPDATES/ MEETING:

- November 8, 2022-Tuesday-General Election 7:00 am-8 pm @ CRV Hall
- December 6, 2022, Tuesday-Truth in Taxation (TNT) Meeting @ 7:30 pm at CRV Office

Next Zoning Board Meeting: November 15, 2022, 5:30 pm at CRV Office

Next Council Meetings: October 18 & November 1, 2022 at 7:00 pm at CRV Office

Motion to Adjourn made by Petersen, 2nd by Link at 6:55pm

Recorder: Mary Miner