

CITY OF RUSHFORD VILLAGE (CRV)
PLANNING/ZONING COMMISSION MEETING MINUTES FROM TUESDAY, September 19, 2023

The Tuesday, September 19, 2023 Planning and Zoning meeting was called to order at 5:30 pm by Planning and Zoning Administrator Jon Pettit in the CRV Office.

Members Present: Jon Pettit, Glen Kopperud, Gordon Johnson and Jesse McNamer

Absent: Hamilton Petersen

Citizens/Others Present: Ben Bernard, Rebecca Charles-CEDA, Mike Ebner-Acting Mayor, Mary Miner-Clerk

•Ben Bernard:

- The Highum pit reclamation was supposed to start August 6, 2023. It has not started.
- Bernard has spoken to Darrell and Luke Highum and has been told they will not be renewing the Conditional Use permit lease for the pit. CRV needs to receive a letter from Highums stating they are not renewing the Conditional Use Permit lease. Once a letter is received the pit is closed and all work except reclamation work must stop. Reclamation must be completed as it is stated in the Conditional Use Permit. The pit could not be reopened again unless another Conditional Use Permit is applied for
- Bernard plans to purchase land from his parents, Glen and Kaye Bernard, to build a house. It would be in a different quarter/quarter than his parent's house. A survey has yet to be done
- In October/November Bernard would like to start clearing trees and put in a driveway. This can be done by current landowner Glen Bernard. Trenten Chiglo, CRV Maintenance Supervisor, needs to be contacted regarding the placement of the driveway
- Planning and Zoning at this time do not see any issues with what Bernard is proposing as long as CRV receives a letter from Highums stating they are not renewing their Conditional Use Permit for the pit
- Before CRV will issue a zoning permit for a new home Bernard will need a parcel number for the property, he must be listed as the property owner of that parcel and a sewer permit number from Fillmore County

Agenda Approved as presented

Motion by Johnson 2nd by McNamer. Carried.

Minutes from the August 15, 2023 Planning-Zoning Commission Meeting approved as presented

Motion by Johnson 2nd by McNamer. Carried.

NEW PERMITS:

- #1603-Tim Kingsley-Tear off & Re-Roof House & Garage-County Rd 27
- #1604-Justin & Ashley Boldt-Re-Roof-Whitmore St
- #1605-Mark Pretasky-32x48 Shed-Village Rd
- #1606-Robert Forsythe-Replace 2 sheets of tin on Pole Shed-Ridgeview Rd
- #1607-Robert Hart-Kitchen Updating-Pine LN
- #1608-Brian & Jean Krambeer-Replacing Roof Shingles w/Metal Roof-State Highway 30
- #1609-David Brown-Replacing Roof on Small Barn-Prospect St
- #1610-Jason Rasmussen-Reshingle-Goodrich St
- #1611-Mark Runkel-2 Garage Doors, 1 Service Door, Enclose Shed-Tuff Ln
- #1612-Mark Runkel-37.5 Solar Array-Tuff Ln
- #1613-Corey Guyer-Concrete for 32'x48' shed-Village Rd

PERMIT STATUS / PROJECTS IN PROCESS / INQUIRIES:

•Hoiland Property:

- Pettit reported he has had discussions with a realtor regarding what can be done with various parcels by Village Rd and the old ski hill owned by Elizabeth Hoiland
- A lot of the property is in bluff land protection areas and/or the FEMA flood zone

•Bjorlo Property: State Highway 30

- Pettit has had calls from multiple realtors regarding this property
- The portion of the property south of State Highway 30 for the most part is in bluff land protection but it does appear, according to Beacon, there is a small portion that is not in bluff land protection where a house could be built if they are able to get a sewer permit from Fillmore County.
- Johnson and Ebner have concerns about the dry run through this portion of the property. With big rains a lot of water flows there. Beacon does not show this area in the FEMA flood zone
- The property north of State Highway 30 is all covered by bluff land protection other than a section of woods in the top left corner of the property
- The house and outbuildings located on this portion of the property are non-conforming because they are located in the bluff land protection area. Improvements to any of these structures could be made but the improvements can only be 50% of the value of the structure being improved. New structures cannot be built in bluff land protection areas
- Pettit suggested to the realtors to contact MN DNR to get their input on bluff land protection areas

•Mark Runkel Solar Array:

- Permit was issued without a public hearing because the commercial part of the ordinance was followed. This was an oversight. Notification was made to residents within 500 feet, none contacted CRV. \$100.00 was paid for the permit. Pettit will talk with Attorney O’Koren

OTHER ISSUES/CONCERNS:

•Rebecca Charles-CEDA Updates/Reports:

- Monthly report was provided for review
- Charles had the Comp Plan survey mailing packet to share with the Council. The mailing going out to the CRV residents will consist of a personalized letter addressed to the resident, instructions, QR code that will take them directly to the survey which can be filled out by multiple members of the same household, the survey, postage paid return envelope, map of CRV, information about the public input meeting and the save the date card with magnet replaces the need to send public input meeting reminder post cards
- Charles was able to save a lot in postage by making sure everything fit into an envelope that does not require extra postage and by not sending public input meeting reminder cards
- Fillmore County Journal ads will be starting soon
- Charles reminded the Planning and Zoning Board to fill out the online survey they received. She explained the surveys come back anonymous so she wants their honest opinions as CRV leaders. Council members will also receive the mailed survey to complete are CRV residents
- Ebner feels the current Comp Plan is still spot on, Charles agrees
- Charles will be re-emailing the 2013 Comp Plan and link to the 2023 Comp Plan survey to Council and Planning & Zoning

OTHER UPDATES/MEETING:

Next Zoning Board Meeting: October 17, 2023, 5:30 pm at CRV Office

Next Council Meetings: September 19 continued to September 25, 2023 @ 6:00 pm, Fire Dept. Mill Rate
Meeting at Rushford Fire Hall and October 3, 2023 @ 7:00 pm at CRV Hall Office

Motion to Adjourn made by Johnson, 2nd by Kopperud at 6:28 pm

Recorder: Mary Miner