

CITY OF RUSHFORD VILLAGE (CRV)
PLANNING/ZONING COMMISSION MEETING MINUTES FROM TUESDAY, August 15, 2023

The Tuesday, August 15, 2023 Planning and Zoning meeting was called to order at 5:33 pm by Planning and Zoning Administrator Jon Pettit in the CRV Office.

Members Present: Jon Pettit, Glen Kopperud and Gordon Johnson

Absent: Hamilton Petersen, Jesse McNamer

Citizens/Others Present: Joe Brown-MN DNR Division of Forestry, Nick Bancks-Trust for Public Land, Corey Guyer, Rebecca Charles-CEDA, Dennis Overland, Mary Miner

Agenda Approved as presented

Motion by Johnson 2nd by Kopperud. Carried.

Minutes from the July 11, 2023 Planning-Zoning Commission Meeting approved as presented

Motion by Johnson 2nd by Kopperud. Carried.

NEW PERMITS:

- #1599-Todd James-House Re-Roof-Goodrich St
- #1600-Glen Kopperud-House Re-Roof-State Hwy 43 S
- #1601-Tom Kopperud-House Re-Roof-State Hwy 43 S
- #1602-Troy & Laura Hahn-Re-Roof-Hayes St

PERMIT STATUS / PROJECTS IN PROCESS / INQUIRIES:

•Joe Brown-MN DNR-Division of Forestry:

- Joe Brown, MN DNR Forestry Division and Nick Bancks, Trust for Public Lands, presented the Trust for Public Lands proposal to purchase approximately 260 acres of land that surrounds the Rushford Airport owned by Dr. John Peterson Estate. The property is an even split between forest and cropland which has been in CRP and restored to prairie. This property is surrounded by MN DNR property on three sides. Handouts showing a map of the public land in Minnesota and MN DNR at a glance were provided.
- Bancks Reported:
 - The Trust for Public Lands tries to prioritize the land they acquire to be in line with the MN DNR seed and wildlife action plan
 - Trust for Public Lands is working with the Peterson family to get an appraisal done, having the property surveyed and the title cleaned up
 - Trust for Public Lands would donate the land to MN DNR
- Brown Reported
 - This property meets most of the MN DNR department goals where they try to consolidate land, this would connect a lot of state land improving access for the public recreation. The snowmobile trail would not be impacted and there are a special features like rare plant species and karst features the MN DNR would like to preserve and is why this property is of interest to them.
 - Because of the Rushford Airport most of this property cannot be developed. The 93 acres of this property that is in CRP is considered to be highly erodible and would not be good for cropland
 - There is 3.5% of MN DNR land in Fillmore County
 - MN DNR looks for recreational opportunities close to home to allow for outside the area people and local people to be able to expand their hunting and outdoor activities
- CRV Concerns:
 - Pettit stated the main concern for CRV, because we are a City the County will not cooperate, if we were a Township we would get back our fair share of taxes. Pettit asked Brown and Bancks if they would bring this concern to the Commissioners to try to convince them CRV should be compensated in some way.
 - Brown is not sure what he can do about this but he is more than willing to ask Fillmore County about it
 - The 3.5% of MN DNR land in Fillmore County does not relate to CRV as MN DNR owns over 10% of CRV land.
 - Tillable land is being bought when it was thought only bluff land was to be bought. The Schueler property consisted of tillable acres and an area that would have been great for a housing development. This purchase took away land for farming as well as three residences that were there. This put more tax burden on CRV residents
 - Bancks and Brown did not know anything about the Schueler property but stated it is correct that property was taken off the CRV tax rolls.
- Johnson stated CRV has given a lot of land over the years to the DNR. CRV used to get PILT money to help replace lost taxes but about 6 years ago Fillmore County discontinued those payments because CRV is a City not a Township
 - Bancks stated according to Minnesota County PILT the 2023 payment to Fillmore County was \$540,000.00
 - Bancks stated the 2023 taxes for the Peterson property is \$6,732.00, CRV will lose \$3,100.00 and Fillmore County will receive \$8,800.00 in PILT, none of which is paid to CRV

- Bancks stated, as he understands it, PILT is calculated based off the estimated market value instead of the estimated tax value. It is common for the PILT payment to be larger than what the tax revenue would be
- Johnson stated CRV does not get much benefit for outside money brought into the area because we do not have the type of businesses that would benefit but it does benefit other communities in the area which is appropriate
- MN DNR is paying premium prices for land making it difficult for farmers or anyone else to purchase the land
 - Brown stated the MN DNR forestry division does not pay a premium for land, the appraisal price is usually pretty firm and that is what they are able to offer
 - Bancks stated they get outbid often because they are held to paying the appraised value
- Rebecca Charles, CEDA, stated according to the last survey sent to CRV residents trails was one of the top things CRV residents wanted
- The Richard J Dorer Memorials Hardwood Forest has a statute that states any acquisitions of land more than 10 acres of class 3 or better land have to get County Board approval to move forward. They will be meeting with Fillmore County Land Board and the Commissioners before the end of 2023
- Pettit will report to the CRV Council the Planning and Zoning Board recommendation of support
- **Mark Pretasky/Corey Guyer Shed Permit Application:** Parcel 05.0195.030
 - A zoning permit application for a 32'x48' shed to be built for \$10,000.00 has been submitted, the application is not completely filled out and the cost of the shed seems low
 - Pettit has not approved the permit application because it is not filled out correctly, Guyer does not have ownership of the land and there are non-conforming issues
 - Guyer now has Power of Attorney for parcel 05.0195.030
 - Guyer has receipts for the all the materials which are \$4,120.77 and he is building the structure himself so there won't be labor costs
 - Guyer stated there will not be concrete in the shed at this time but concrete will be installed later. Guyer was told at the time of the concrete installation another zoning permit will be required
 - Guyer has not received a sewer permit from Blake Lea at Fillmore County. Guyer stated it has been held up, he is tired of waiting and now has Al Torgerson working on it and it will be done tomorrow. He will present it to CRV when he gets it
 - There is an issue with the current dwelling and shed already on the property. There is no sewer permit for the dwelling and the shed is in front of the dwelling which is not allowed in a subdivision
 - When Guyer builds the main dwelling the other dwelling will either need to be removed or attached to the main dwelling. Guyer stated he will be attaching it to the main dwelling.
 - The non-conforming issues will be taken care of once the main dwelling is constructed
 - The proposed location of the 32'x48' shed will not be a problem
 - Johnson stated as long as setbacks and everything meets CRV ordinances he recommends the permit be issued, Pettit issued the permit, Guyer can start building the shed

OTHER ISSUES/CONCERNS:

•Rebecca Charles-CEDA Updates/Reports:

- Charles continues to work on the Comp Plan
- CRV received a \$5,000.00 Rural Feasibility Study Grant from Compeer Financial to help cover the costs of the Comp Plan
- Charles is working on getting a packet together that will be sent to every CRV resident as well as flyers for a public input event
- The public input event was scheduled to take place Wednesday, November 8, 2023 at 7:00 pm at the CRV Community Center. Charles will also be sending post cards to all CRV residents as a reminder about the event and putting an ad in the Fillmore County Journal
- Charles will have a copy of the Comp Plan for everyone at the September meeting and be sending the Council and Planning and Zoning Board emails with the Comp Plan and surveys they are to complete

OTHER UPDATES/ MEETING:

Next Zoning Board Meeting: September 19, 2023, 5:30 pm at CRV Office

Next Council Meetings: August 15 and September 5, 2023 Village Rd Bridge Public Hearing @ 6:15 pm,
Regular Council meeting @ 7:00 pm at CRV Hall Office

Motion to Adjourn made by Johnson, 2nd by Kopperud at 6:32 pm

Recorder: Mary Miner