

CITY OF RUSHFORD VILLAGE (CRV)
PLANNING/ZONING COMMISSION MEETING MINUTES FROM TUESDAY, May 16, 2023

The Tuesday, May 16, 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, Hamilton Petersen, Glen Kopperud and Jesse McNamer

Absent: Gordon Johnson

Citizens/Others Present: Ben Bernard

Agenda Approved as presented

Motion by Kopperud 2nd by Petersen. Carried.

Minutes from the April 18, 2023 Planning-Zoning Commission Meeting approved as presented

Motion by Kopperud 2nd by Petersen. Carried.

NEW PERMITS:

- #1571-Ray Steichen-New Home-Ridgeview Rd
- #1572-City of Rushford Village-Maintenance Shed Remodel-St Hwy 30
- #1573-Jesse McNamer-Roof, Siding, Window Repair-County Line Rd
- #1574-Greg & Kim Norstad-Reshingle-State Highway 30
- #1575-Val & Mary Gudmundson-Finish Addition-State Highway 30
- #1576-Nicole Williams-Demolish Attached Garage-State Highway 43 S
- #1577-Darrel Erickson-Reshingle-State Highway 43 S
- #1578-Dan Sorum-Replace House Windows-Ridgeview
- #1579-Robert Forsythe-Tin on barn-Ridgeview Rd
- #1580-Casey Ingvalson-Re-Roof-Nordic Court
- #1581-Jeremiah Smith-Re-Roof- County Rd 27
- #1582-Gary Marcoux-Re-Roof-Laura Lane
- #1583-Craig Dittman-Re-Roof-Laura Lane
- #1584-Samantha Stenzel-Dog Fence-Sherwood St
- #1585-Ruth Loomis-12'x14' Lead on Shed-County Rd 25 N
- #1586-Ruth Loomis-18'x24' Garage & Remove old shed-Meadow Ave

PERMIT STATUS / PROJECTS IN PROCESS / INQUIRIES:

- **Ben Bernard:**
 - Would like to build a home on Indian Chapel. He would build on his parents property, there is nothing else on the quarter/quarter he intends to build on
 - The sand pit owned by Darrell Highum sold to Luke Highum is the biggest hurdle to get over to build. Bernard spoke with Darrell and Luke Highum, the lease for the sand pit has lapsed and will not be renewed
 - Luke told Bernard the reclamation of the land is going to happen August 6, 2023. The sand pile will be removed and the area will be planted according to the conditions in the conditional use permit
 - Bernard plans to build the house summer 2024 and needs to be assured this is possible seeing the sand pit is closed and there are not any other houses in that quarter/quarter before he purchases the land and starts land alterations
 - Pettit stated it would be beneficial for Bernard to have two dwellings on this farm so he would be able help to his parents, this would take care of the density problem and would address any questions that pertain to a sub-division
 - Pettit stated the reclamation must be completed as stated in the conditional use permit. Once the reclamation is done it would no longer be considered a sand pit.
 - Bernard has talked with Carroll Boyum about buying land from him as another option to build on.
 - Pettit does not see an issue with either location for the home as long as Fillmore County will issue a sewer permit
 - Pettit will have O'Koren look at the conditional use permit to make sure it is no longer in affect once the reclamation has been completed

- **Rushford Airport:**

- A while back Pettit received a call from someone associated with the new airplane hanger asking if a building permit was needed. They were told yes, Pettit has not received a permit application or heard anything since
- It was discussed at the April 18th Planning and Zoning meeting that it had been in the Fillmore County Journal Rushford was going to put up a hanger at the Rushford Airport.
- Planning and Zoning felt Miner should send Rushford a letter reminding them a permit should be submitted to CRV for the hanger project and to include a permit application with the letter
- The following morning Miner received an email from Hart stating he spoke with Kathy Zacher and was told there is a special airport zoning ordinance with the County established in 1977 and the city is doing its own building permit with inspection during construction
- Pettit spoke with Cristal Adkins, Fillmore County Zoning Administer, she did not know anything about this from 1977 but said there could be something to it because Fillmore County owns the zoning for the Fillmore County Airport and there is a person that handles the regulations for the airport. Jon was given the number for Pamela Schroeder, Fillmore County Hwy/Airport Manager.
- Pettit and Miner called Pamela from the CRV office to find out why CRV was not getting the tax from this building through a permit, Pam indicated probably CRV should be.
- In the CRV Ordinance book there is an ordinance “Rushford Municipal Airport Zoning Ordinance Rushford Fillmore County Joint Airport Zoning Board” which goes over the regulations for an airport
- Miner sent Cristal Adkins questions regarding the Rushford Airport Ordinance and if CRV is receiving tax money for the airport. Miner has not received a response back. This will be discussed at the next Planning and Zoning meeting
- **Jack Hedin Campground Update:**
 - Pettit sent Hedin a letter in response to the letter received from Hedin in April regarding Hedin’s campground questions. Response letter was shared with the Planning and Zoning Board
 - CRV is more restrictive than the State on MN and as restrictive as Fillmore County. CRV adopted the Fillmore County definition of a campsite and ordinance.
 - Per the definition of a campground, a person can have 4 campsites on their property if they do not charge, having a 5th campsite would make it a campground and the campground ordinance would have to be followed. A person can have 1 site per property and charge for it but if you charge for 2 sites on the same property it then becomes a campground and the campground ordinance would have to be followed.
 - Fillmore County defines a site as one tent/camper, 6 tents would be considered 6 sites. CRV must follow the same definition
 - Pettit spoke with Hedin by phone to let him know what he proposed does not fit the CRV campground definition and to let him know he would be receiving a letter explaining everything
- **Cory Geyer:**
 - Geyer would like to put a shed on the Village Road property, the third lot in the Eide Subdivision. Putting up a shed is not a concern but Geyer should consider the placement of the shed if he plans to build a house in the future
 - Pettit has visited the site. Pettit stated Geyer is well aware of the setbacks and because it is a subdivision any structures will have to be behind a house if he decides to build one
 - Pettit observed the dwelling Geyer placed earlier is on pilings. A septic permit has not been obtained for this dwelling
 - Geyer is not the property owner but he paid the fines associated with placing a dwelling and shed without a permit and the cost of the permits. Pettit informed Geyer CRV would not consider any future zoning permits unless the property owner applies for them

OTHER ISSUES/CONCERNS:

•Rebecca Charles-CEDA Updates/Reports:

- Charles continues to work on the CRV Comp. Plan

OTHER UPDATES/ MEETING:

Next Zoning Board Meeting: June 20, 2023 at 5:30 pm at CRV Office

Next Council Meetings: May 16 (Road Tour 5:30) and June 6, 2023 at 7:00 pm at CRV Office

Motion to Adjourn made by Kopperud, 2nd by Petersen at 6:23 pm

Recorder: Mary Miner