

CITY OF RUSHFORD VILLAGE (CRV)
PLANNING/ZONING COMMISSION MEETING MINUTES FROM TUESDAY, February 21, 2023

The Tuesday, February 21, 2023 Planning and Zoning meeting was called to order at 5:34 pm by Planning and Zoning Administrator Jon Pettit in the CRV Office.

Members Present: Jon Pettit, Gordon Johnson and Glen Kopperud **Absent:** Hamilton Petersen, Jesse McNamer

Citizens/Others Present: Jack Hedin, Dennis Overland-Mayor, Mary Miner-Clerk

• **Jack Hedin:**

- Hedin would like to put in 4 camp sites at his 40641 State Highway 30 property to help pay for the septic system and well at that site
- The sites would be used by patrons of Featherstone Fruits & Vegetables
- Hedin could have up to 4 sites as long as he does not receive compensation. If Hedin wants compensation he could have 2 sites only. Anything over 4 sites would be considered a campground and would fall under the CRV Campground Ordinance
- CRV has to follow Fillmore County Camp Ground definition
- Hedin has another parcel of land he could potentially put sites on which would be a separate properties/parcel of record, would he be able to use both parcels?
- Hedin has concerns regarding the ability to have friends and family members come and stay for a weekend once or twice a year and having it be a problem. Overland stated there is a difference between having 6 friends come for one weekend a year and not charging them anything and having people stay every weekend for the summer
- Hedin stated he needs to figure out how many nights or weekends a year he would need to rent out to produce enough money to make it worth while
- The dwelling that is on the site does not have plumbing, heat, electric according to Jack it's a wood tent at this point, Hedin did get a sewer permit before the dwelling was moved onto the site. Hedin does not feel they would use it as a rental because all their personal items are in it but questioned if he could rent it out if someone wanted to
- Pettit will check with Cristal Adkins, Fillmore County Zoning Administrator about:
 - If a person owns multiple parcels are they able to have campsites on each parcel or does it go by the property owner so all parcels would be considered as one as far as campsites are concerned
 - If Hedin would be able to put in 4 campsites but with only 50 occupancy on any given night
 - If someone wanted to rent the dwelling, can that be done and would it be considered a site at that point

Agenda Approved as presented

Motion by Johnson 2nd by Kopperud. Carried.

Minutes from the January 17, 2023 Planning-Zoning Commission Meeting approved as presented

Motion by Johnson 2nd by Kopperud. Carried.

NEW PERMITS:

#1560-Cory Geyer- 12'x20' Shed-Village Rd

PERMIT STATUS / PROJECTS IN PROCESS / INQUIRIES:

- **Featherstone Interim Use Permit Renewal:**

- Pettit reported he and Jack Hedin met to do the annual walk through for the Featherstone Interim Use permit renewal
- There are no changes to the 2023-2024 Featherstone Interim Use Permit

Motion made to approve the Featherstone 2023-2024 Interim Use permit as presented and to bring it forward to the CRV Council **Motion** by Johnson 2nd by Kopperud. Carried.

- **Joan Vitse property:**

- Pettit reported he has had a lot of inquiries regarding:
 - Can it be split and how many houses could be put on it? Bluff land protection would make it difficult to split and build another house
 - Is the little shed conforming? It is not
 - Where could they build? There is one little area that is buildable

- **Beau Nelson-Goodrich property:**

- Pettit responded back to Darr Realty to let them know access is an issue as it is now. If a street was put in to make it a subdivision there would probably be some way develop the property but there is no way to know how many lots there could be until a subdivision plan is drawn up. Pettit has not heard anything more

- **Cory Geyer-Village Rd Property:**

- Concerns remain as to how the current dwelling will be attached to the future dwelling and if Geyer does not purchase the land before a permit application is made for the other dwelling, the permit will need to be completed by the person who owns the land

OTHER ISSUES/CONCERNS:

- **Fillmore County Zoning Commission February 16th Animal Unit Public Hearing:**

- Pettit missed the Fillmore County Zoning Commission public hearing to increase the animal units from 2,000 to 4,000
- Pettit is concerned any increase would be a problem for CRV

- **Rebecca Charles-CEDA Updates/Reports:**

- Charles provided her monthly and annual reports for the Planning and Zoning Board to review

OTHER UPDATES/ MEETING:

- April 17-21, 2023-CRV Local Board of Appeal & Equalization Open Book at Fillmore County Assessor's Office

Next Zoning Board Meeting: March 21, 2023, 5:30 pm at CRV Office

Next Council Meetings: February 21 and March 7, 2023 at 7:00 pm at CRV Office

Motion to Adjourn made by Kopperud, 2nd by Johnson at 6:31 pm

Recorder: Mary Miner