

CITY OF RUSHFORD VILLAGE (CRV)
PLANNING/ZONING COMMISSION MEETING MINUTES FROM TUESDAY, January 17, 2023

The Tuesday, January 17, 2023 Planning and Zoning meeting was called to order at 5:38 pm by Planning and Zoning Administrator Jon Pettit in the CRV Community Center.

Members Present: Jon Pettit, Gordon Johnson and Hamilton Petersen

Absent: Glen Kopperud

Citizens/Others Present: Corry Geyer, Rebecca Charles-CEDA, Dennis Overland-Mayor, Mary Miner-Clerk

Agenda Approved as presented

Motion by Johnson 2nd by Petersen. Carried.

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

Motion by Johnson 2nd by Petersen. Carried.

NEW PERMITS:

- #1557-Tyler Eide-New kitchen cabinets and flooring-State Highway 43S
- #1558-Joshua Rasmussen-New Garage-Laura Ln
- #1559-Craig Jonsgaard-Replace carpet, fix wall damage-Main St

PERMIT STATUS / PROJECTS IN PROCESS / INQUIRIES

- **Cory Geyer Property-Village Rd: R05.0195.030**
 - Geyer purchased the third lot, 8.5 acres, in the Tyler Eide subdivision
 - Geyer placed two structures on the property without obtaining a permit application. Structure one is a 12'x20' shed and structure two is a 12'x36' man shed which Planning and Zoning consider a dwelling because of the size.
 - A permit application was approved for the 12'x20' shed. A late fee of \$250.00 and \$60.00 (doubled) for the permit is the cost of the CRV permit because it was placed before the permit application was obtained
 - The permit application for the 12'x36' man shed/dwelling was not approved because it needs to have a septic permit number from Fillmore County before CRV can issue a permit for a dwelling. A \$250.00 late fee was charged for placing the dwelling without a CRV permit application
 - Geyer is aware Village Rd will be the access to his property, which will be considered the front of the property as it pertains to the placement of a dwelling. Because this is a subdivision no other structures can be placed in front of the dwelling
 - Geyer stated both structures that are on the property now will be behind the 60'x120' shed house when it is built
 - Geyer stated he does not consider the 12'x36' man shed a dwelling even though it will have a bathroom for when he has outdoor gathering so people will not need to go into the shed house. He plans to have a fire pit and hot tube near the 12'x36' man shed/dwelling but no one will stay in it overnight.
 - Planning and Zoning consider the 12'x36' man shed a dwelling because of the size and it will have a bathroom
 - Geyer stated he will not be removing the 12'x36' man shed/dwelling once the 60'x120' shed house is completed
 - Planning and Zoning informed him the only way the 12'x36' man shed/dwelling can remain is to attach it to the 60'x120' shed house
 - Geyer estimates the 12'x36' man shed/dwelling will be 20 to 30 feet from the shed house. Because of the distance from one dwelling to the other frost footings would be needed between the two dwellings and it will need to be connected but more than a breezeway
 - Before a CRV permit application for a dwelling can be written there has to be a Fillmore County septic permit issued.
 - Geyer has been in contact with Fillmore County regarding the septic permit but is cannot be permitted until spring when the frost is out of the ground
 - Geyer will submit a CRV permit application for the dwelling once a septic permit is approved. This permit will include how he will be attaching the 12'x36' man shed/dwelling to the 60'x120' shed house
 - Geyer paid two late fees of \$250.00 for placing the two structures without a permit and the 12'x20' shed permit fee of \$60.00 (doubled)

OTHER ISSUES/CONCERNS:

- **Review 2022 Planning and Zoning Rates Sheet & Permit Application:**

- 2022 Planning and Zoning rate sheet and permit application was reviewed

Motion made to keep 2023 Planning and Zoning rates and permit application same as 2022

Motion by Johnson 2nd by Petersen. Carried.

- **Review 2022 Permits Issued and Expenses:**

- Reviewed 2022 Zoning permits issued along with Planning and Zoning 2022 expenses
- Planning and Zoning 2022 expenses were less than \$1,000.00 more than what was paid in permit fees.
- Planning and Zoning Board members stated this is a service provided for the CRV residents and do not feel it has to make money

- **Confirm: (1 yr Term: Commission Members Glen Kopperud and Hamilton Petersen (1/1/23-12/31/23)**

(2 yr Term: Commission Members Gordon Johnson (1/1/23-12/31/24)

Regular Zoning Mtgs: 3rd Tuesday before 2nd Council Meeting, 5:30 PM, Rushford Village Hall-Office. Next Meeting Tuesday, February 21, 2023:

Motion made to accept the Commission Member terms, Planning and Zoning meeting night and time as presented

Motion by Petersen 2nd by Pettit. Opposed Johnson. Carried.

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

- Charles provided her monthly update and will have her annual report ready for the February meeting
- The UW La Crosse students have completed their work on the trail study. Final presentations will be put on the CRV website once they are approved. Maps used during the study are in the office storage room
- Charles is the CRV contact for various clubs that want information regarding the CRV Trail Study. Johnson does not feel CRV should get involved with snowmobile type trails, that should be left to the snowmobile club and private landowners. Charles will work with the various clubs on a trail plans and assisting with grant writing if needed
- 2023 Goals include completing the Comp Plan, determining what grants are available for safe routes to school connecting South Rushford, Cedar Hill Park, Rush Creek Roe to Rushford, work with Rushford and R-P School on safe route to school grants and maintenance shed update grants and applying for those grants, increase the CRV identity with residents and visitors
- Johnson feels it would make more sense to build another shed instead of remodeling the current maintenance shed

OTHER UPDATES/ MEETING:

- January 17, 2023, Tuesday-CRV Annual Meeting @ 7:00 pm at CRV Office
- April 17-21, 2023-CRV Local Board of Appeal & Equalization Open Book at Fillmore County Assessor's Office

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

Next Council Meetings: January 17 and February 7, 2023 at 7:00 pm at CRV Office

Motion to Adjourn made by Petersen, 2nd by Johnson at 6:30 pm

Recorder: Mary Miner