

**CITY OF RUSHFORD VILLAGE (CRV)**  
**PLANNING/ZONING COMMISSION MEETING MINUTES FROM TUESDAY, February 20, 2024**

The Tuesday, February 20, 2024 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, Hamilton Petersen, Gordon Johnson

Absent: Glen Kopperud, Jesse McNamer

**Citizens/Others Present:** Les A. Ladewig, Dennis Overland-Mayor, Mary Miner-Clerk

**Agenda Approved** as presented

**Motion** by Johnson, 2<sup>nd</sup> by Petersen. Carried.

**Minutes** from the January 16, 2024 Planning-Zoning Commission Meeting approved as presented

**Motion** by Johnson, 2<sup>nd</sup> by Petersen. Carried.

**NEW PERMITS:**

- #1631-Troy & Audra Skalet-Replacing Door & Flooring-Rush Creek Roe Rd
- #1632-Jeremiah Smith-House Siding-County Highway 27
- #1633-Daniel Sorum-10'x15'x8' 3 Sided Calf Shed-Ridgeview Rd
- #1634-Daniel Sorum-10'x15'x8' 3 Sided Calf Shed-Ridgeview Rd
- #1635-Robert Forsythe-Replace Loose Tin on Barn-Ridgeview Rd

**PERMIT STATUS / PROJECTS IN PROCESS / INQUIRIES:**

- **Leslie Ladewig Jr.:**
  - Ladewig and his sisters are considering developing the area that belonged to their Father. The house has been sold and there are approximately 26.09 acres left
  - Ladewig spoke with Rushford in regards to possibly hooking up to Rushford water and sewer and was told it is not an option unless the land is annexed into the City of Rushford and because of the cost to get water to the area they were not interested
  - Ladewig asked if the lots had to be 2.5 acres. Pettit explained depending on what the area is zoned it might be possible to have smaller lot sizes. Ladewig would like to have 1 to 1.5 acre lots
  - Other items that need to be considered in regards to lot sizes is if there could be shared septic systems and a shared well. CRV would not maintain a shared well, it would be maintained by the subdivision. Johnson cautioned sharing septic systems can be risky because one person can ruin the whole system by dumping something into it that should not be like antibiotics but was not against sharing septic systems if that is what would work best. Ladewig needs to contact Blake Lea from Fillmore County to discuss septic systems
  - Ladewig asked what would need to be done with the streets. He was told they would have to meet the CRV subdivision requirements, they would need to be 66 feet wide. Before CRV would take over maintenance of the streets they would have to be completed and blacktopped. It would be up to Ladewig to maintain the streets until they are blacktopped.
  - Access to the area would connect to the Rushford street Himlie Dr that goes past the Family Dollar Store. Ladewig stated the barricade that is at the end of the street was put there by his Father.
  - The Planning and Zoning Board agrees there is a need for housing in the area and feel this would be an excellent area for one
  - The next step for Ladewig would be to talk to Blake Lea regarding septic systems and have a plan drawn up as Ladewig would like to see the development look for the Board to review. Before anything would be approved the CRV Engineer, Bolton & Menk, would have to approve the plan.

- **Ben Bernard-New Home-Indian Chapel Rd:**

- Pettit reported he had been contacted by Bernard regarding his driveway and an issue Karrol Boyum has with it
- The driveway was installed by GenerationX off Indian Chapel Rd. The entrance of the driveway meets the 10 foot side setback from Boyum's property
- The issue Boyum has is once the driveway goes into the Bernard property the driveway for a short distance is approximately 9.5 feet from Boyum's side property line. Pettit stated his understanding is as long as the driveway meets the required 10 foot setback at the entrance it can be within the 10 foot setback once it comes onto the property. The 10 foot entrance setback is for safety. In the an emergency this would help prevent a blockage of traffic from residents leaving the driveways
- To avoid future issues the Planning and Zoning Board suggests Bernard either make his driveway narrower at the point it is within the 10 foot setback or just not place gravel any closer that 10 feet from the property line
- Pettit has not received a zoning permit for the new home but expects he will in the near future

**OTHER ISSUES/CONCERNS:**

- Pettit received a call from Hatleli regarding the fence between his property and the Williams property, properties are located along State Highway 43 S. Pettit will contact Williams. Pettit will suggest the fence be placed on the property line which would require both property owners agree with the location of the fence.
- **Rebecca Charles-CEDA Updates/Reports:**
  - Monthly and yearly reports was available for review
  - Miner shared CRV received the Safe Routes to School Design Assistance Grant. This grant provides engineering and design services to help determine and plan routes along with what would be needed to complete the routes (bridges, culverts, etc.). Charles sent an email stating MN DOT estimates the value of the grant for the engineering and designs fees to be \$45,000.00.

**OTHER UPDATES/ MEETINGS:**

- March 5, 2024-Tuesday-Presidential Nomination Primary (PNP) Election-CRV Community Center/ 7am-8pm
- March 5, 2024-Tuesday-No regular Council Meeting-PNP Election
- March 19-22, 2024-Miner at Clerk Conference-St Cloud

**Next Zoning Board Meeting:** March 19, 2024, 5:30 pm at CRV Office

**Next Council Meetings:** February 20 and March 19, 2024 at 7:00 pm at CRV Office

**Motion to Adjourn** made by Johnson, 2<sup>nd</sup> by Petersen at 6:27 pm

**Recorder:** Mary Miner