

CITY OF RUSHFORD VILLAGE (CRV)
PLANNING/ZONING COMMISSION MEETING MINUTES FROM TUESDAY, April 15, 2025

The Tuesday, April 15, 2025 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, Glen Kopperud, Gordon Johnson and Jesse McNamer

Absent: Hamilton Petersen

Agenda Approved as presented

Motion by Kopperud, 2nd by McNamer. Carried.

Minutes from the March 18, 2025 Planning and Zoning Commission Meeting approved as presented

Motion by Kopperud, 2nd by McNamer. Carried.

Citizens/Others Present: Vern Bunke, Dennis Overland-Mayor, Mary Miner, Clerk

• **Vern Bunke:**

- Bunke provided the concept plan for development, Pettit stated Charles discussed this project at a Planning & Zoning meeting a couple months ago
- Bunke provided a document he wrote that is his understanding of the CRV Ordinances and is what he has been using to develop his plan
- Bunke feels the subdivision concept plan deserves to move forward and would like an assurance from CRV the concept plan would be supported before he spends money on engineering and planning. If CRV is not going to be supportive there would be no reason for him to move forward with the plan but he is confident something can be worked out
- Bunke has spoken with and applied to MN DOT for access and has basically gotten approval pending the acceptance and approval by CRV. According to Bunke, as soon as there is a development plan MN DOT will give a permit for a residential development. MN DOT does not want to give a whole bunch of extra permits along Highway 16
- All the lots would be for single family dwellings. All lots would be large enough for two septic sites. The lots would be anywhere from ¾ to 3 acres in size. The plan is to have shared wells. Johnson stated his understanding is everything was going to be private, connecting to water and sewer districts would be cost prohibitive. He is not sure if this would be in the sewer district, Bunke stated it would be in the sewer district
- Overland questioned if there might be a problem with septic sites because of the sandy soil. Bunke stated the same soil is all over and the septic people he has talked with told him they've had no problems. Perk testing has not been done. Bunke said mound systems may be what will need to be done
- McNamer questioned if someone could buy 2 lots so they would have extra yard, Bunke said that would be up to the person buying the lot
- Bunke stated his plan originally showed a road right of way of 50 feet instead of 66 feet. Johnson stated phone, electrical and natural gas lines would be placed in the right of way and there are easement requirements for those services that would have to be met. Bunke stated the street layouts are now lateral and will have a 66 foot right of way with 30 feet of that being the road base of which 24 feet will be hard surface road. This will safely allow for emergency vehicles
- Kopperud questioned what the CRV concerns have been in the past. Road width and cluster housing (common open space shared by all the residents) were past concerns
- Johnson stated he is not opposed to the fact it does not meet requirements of 2.5 acres because in a development like this it would not be feasible. If everything can come together and it meets the sewer, water, street and other CRV requirements and the CRV engineer Derek Olinger from Bolton & Menk looks at it and determines it will work and makes a recommendation back to Planning and Zoning it will work Johnson will not oppose it.
- Bunke stated the number one issue in the area is water retention. He wants to see HOA, CCNR conditions, covenants and restrictions make the landscaping of each lot suck up as much water as possible. A mound system might be a really good water retention device
- According to Bunke the way the land lays sewer pipe would be easy to lay but it will be expensive, maybe more than what he can handle without participation from CRV. Bunke stated the way he looks at it he and CRV are almost partners. Johnson stated CRV does not develop land

- Bunke questioned if CRV would be willing to add more sewer hookups or put in another well for his development. There would have to be booster pumps to get the water from the existing well to the development. The sewer district only has so many hookups available. Johnson stated CRV has not done this for any other CRV private development
- Kopperud questioned what Bunke meant by CRV participation and what has CRV done for other developments regarding water and sewer. CRV has not helped any other private developments with water and sewer. Based on CRV not helping other developments Kopperud asked Bunke if water and sewer would be cost prohibitive. Bunke stated he is used to Rushford. They buy into neighborhood developments because they wanted the growth and he does not see why this would be any different. McNamer questioned what advantage there would be for CRV to hook up water and sewer. Overland and Johnson stated there would not be any advantage, it would be cost prohibitive. Each person hooking up would have to pay the water and sewer hookup fees. McNamer stated it would probably be the most cost effective to have a certain number of lots share a well which is what Bunke plans to do. Bunke stated being hooked up to CRV water and sewer has not necessarily been part of his plan. McNamer stated the cost would not be to all CRV homeowners, the cost would be added into the cost of each lot raising the lot cost by a pretty good percentage. McNamer stated he feels it would be quicker to do the shared wells instead of putting in the infrastructure to supply this. Bunke stated that is the input he has received from others
- Bunke stated the CRV R1 restriction is 12,000 square feet. He is trying to lay out a good size lot with area for two septic sites. Overland stated R1 is the water and sewer district
- McNamer asked what the CRV road blocks are right now for the project. Overland stated it just has to go through the process. Planning and Zoning can agree to anything but if the CRV Engineer comes back and says it will not work then the plan would have to be revised before the project could move forward
- Subdivision Ordinance #11 was reviewed. Items reviewed included the application steps and fees and financial securities
- The next step would be for Bunke to have his engineer draw up a preliminary plat. Once completed it would come back the Planning and Zoning to review and then go to CRV Engineer Olinger for review and recommendations. When everything is approved by CRV Engineer it will go to the CRV Council
- Overland stated Rebecca Charles, CEDA, could look into potential grants and see if the CRV MIF fund could be used. Bunke stated he spoke with Charles about potential grants. Overland will bring this to the Council at the April 15th meeting
- Pettit stated Planning and Zoning can provide an opinion on the concept plan to the Council

Motion made to approve the Bunke concept plan as presented

Motion by Johnson, 2nd by McNamer. Carried.

- Pettit will update the Council on the Bunke Development concept plan at their April 15th meeting

NEW PERMITS:

#1701-Debra Kitchens-13.056 kw Roof Mounted Solar System-Hillview Dr
 #1708IU-Jack Hedin-Renewal of Interim Use Permit 2025-2026-State Hwy 30
 #1709-Daniel Sorum-10'x15'x8' 3-sided shed-Ridgeview Rd
 #1710-Daniel Sorum-10'x15'x8' 3-sided shed-Ridgeview Rd
 #1711-Robert Forsythe-Replace tin & 2 windows south side of barn-Ridgeview Rd
 #1712-Jared Heinz-Windows & Siding Replacement-Oian Rd
 #1713-Justin Rasmussen-12'x10' Playhouse-Rush Creek Roe
 #1714-Luke & Emily Highum-New Home-State Highway 30
 #1715-Rodney Clauson-Fence-State Highway 43 S
 #1716-Scott & Jen Williams-New Roof & Breezeway Addition-Main St

PERMIT STATUS / PROJECTS IN PROCESS / INQUIRIES:

- Pettit reported he will be writing permits to Dan Anderson for a chicken coop and Dave Hundorf for a siding & windows

OTHER ISSUES/CONCERNS:

None

OTHER UPDATES/ MEETINGS:

Next Zoning Board Meeting: May 20, 2025 @ 5:30 pm at CRV Office

Next Council Meetings: April 15, 2025 @ 7:00 pm and May 6, 2025 @ 7:00 pm at CRV Office

Motion to Adjourn made by Johnson 2nd by Kopperud at 6:43 pm

Recorder: Mary Miner