

CITY OF RUSHFORD VILLAGE (CRV)
PLANNING/ZONING COMMISSION MEETING MINUTES FROM TUESDAY, May 20, 2025

The Tuesday, May 20, 2025 Planning and Zoning meeting was called to order at 5:35 pm by Planning and Zoning Administrator Jon Pettit in the CRV Office.

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

Agenda Approved as presented

Motion by Petersen, 2nd by Kopperud. Carried.

Minutes from the April 15, 2025 Planning and Zoning Commission Meeting approved as presented

Motion by Petersen, 2nd by Kopperud. Carried.

Citizens/Others Present: Vern Bunke (Miner and Overland on road tour)

NEW PERMITS:

- #1717-Daniel Anderson-6'x4' Chicken Coop-Oakview Loop
- #1718-David Hundorf-Replace Windows & Siding-County Line Rd
- #1719-Dave Lind-Replace 2 Broken Windows-State Highway 43 S
- #1720-Dave Lind-12'x23' Greenhouse-State Highway 43 S
- #1721-Rodney Clauson-10'x16' Portable Building-State Highway 43 S
- #1722-Dorothy Pettit-Gazebo-State Highway 43 S
- #1723-Paul Magaard-Deck-County Line Road

PERMIT STATUS / PROJECTS IN PROCESS / INQUIRIES:

- **Clauson Permits:**
 - Johnson questioned what is going on at this location
 - Pettit stated there is a dispute between Clauson and Brown's tire over the road/property line between the properties. Brown feels he should be able to use the road as he has blacktopped and maintained it over the years. The last two owners Tyler Eide and Clauson did not grant Brown access. Eide allowed a little more access than Clauson
 - Clauson is putting up a fence and moved a portable building onto the property. The building will need to be at least 10 feet off the side property line. Permits have been obtained for both
 - Pettit stated Brown questioned if Clauson could move the fence to the north onto the property line. Pettit stated Clauson could do this, it would not be the right thing to do because you can't service a fence that's on the line so Pettit likes to see room left to service the fence on the backside of the fence but when you do that the person on the backside assumes he owns right up to the fence, especially when the property gets sold and the next owner thinks their property goes right up to the fence which could cause a dispute.
 - Johnson stated there is a utility easement for the sewer and grinder pump located in the backyard. Johnson stated he did not think a fence could be placed in an easement. Pettit responded the CRV ordinance says a fence can be placed in an easement but if CRV needs access we can go through the fence and CRV would not be liable for any damage done to the fence.
 - A line is painted on the property line and Clauson has placed a sawhorse and sometimes his pickup on his property line where vehicles enter into Brown's Tire to keep people off their property
- **Liquor Ordinance Draft:**
 - Pettit reminded the board this came about because Fillmore County informed CRV they would not issue any more licenses on behalf of CRV after the Featherstone Farm liquor license was taken care of by Fillmore County. The Council felt CRV should have something in place in case there is another request in the future
 - Pettit stated people renting the CRV community center are allowed to have alcohol during their event but they have to get insurance from the League of Minnesota Cities to do so
 - O'Koren put the draft together. The Council would like Planning and Zoning to review the draft and bring forward any concerns or questions they may have. Kopperud stated he thought the ordinance they had been shown before was sufficient and did not think money had to be spent on writing a different one
 - McNamer questioned if there was anything in the ordinance that covers the distributor end of it or THC. Pettit stated those things are not included in this and will be handled separately through Fillmore County, CRV gave Fillmore County authority to handle this for CRV
 - Johnson stated the Council will need to decide if this is something they want. Johnson stated he does not know what he is reading anyway it is just full of words

- **Gambling Ordinance Draft:**

- Johnson questioned if CRV needs a gambling ordinance just because there is a liquor ordinance
- Pettit stated no but the Council would like to have it in place so if someone wants to have gambling it is in place
- Johnson questioned if there would need to be any maintenance that would need to be done by CRV for anyone with a gambling ordinance. Pettit stated not that he knew of

Motion made to forward the liquor and gambling draft back to the Council as presented

Motion by Petersen, 2nd by McNamer. Carried.

OTHER ISSUES/CONCERNS:

- **Vern Bunke:**

- Bunke stated there is not a lot new to report
- He has been working with the engineer
- He has been working with Skip Weiser, lawyer from La Crescent. Bunke will be working with him on ordinance verification and any other legal things that come up to try to stay ahead of all that
- He is getting close to being able to apply to MN DOT again for access off Highway 16, the engineer needs finish his design work. McNamer questioned where the access will be. Bunke stated more than likely it's going to come on the northeast corner of the cemetery down on the bottom, his guess is it will be about 800 feet from the highway 16 and highway 43 junction and it will head to the east up the slope. Bunke owns all the land around the cemetery so it will all be on his land. It will angle around towards the east and top out on the east side of the property. The previous application submitted to MN DNR was approved as long as it was going to be used for residential. CRV provided a letter of support to MN DOT for the first application and Bunke thinks MN DOT will probably want something similar for this application
- Bunke is about 2.5 days away from finishing the logging he wanted to get done. He is getting rid of as much of the old and mature black oak as possible because it is rotten and falling down
- Bunke has been working on the septic system and getting an understanding of it and working with different providers. He is hoping to be able to get one of provider to work with the whole project and those purchasing the lots instead of having multiple ones for each lot.
- Johnson asked Bunke if he knew what type of septic system would be needed, regular or mound. Bunke stated they are not to that point yet but a couple of years ago it perked just fine
- Bunke stated things are pushing forward but he does not have anything in concrete yet, they are working through the steps

- **Chapel Field located along Highway 43, Hayes Street and Meadow Ave:**

- Pettit reported he is getting multiple calls on this property from realtors about what can be done with it
- Realtors think it is zoned agricultural but it is zoned residential and possibly commercial. Johnson stated Wilton Bunke was given the chance to change his property from commercial to residential but he is not sure what Bunke did, Pettit is not sure what CRV did with it either but the map in the new comp plan might show if the zoning was changed
- Pettit is informing those who call him it is zoned residential, may be available for commercial but it's certainly not agriculture so those rules would not apply that the County have for agriculture
- This area could be platted because it's in the sewer and water district but part of it is in the floodplain. Part of the property is located in the hill across Meadow Avenue. Anyone purchasing the property could potentially decide if they want it to be zoned residential or commercial

OTHER UPDATES/ MEETINGS:

- May 26, 2025-Monday-Memorial Day-CRV Office Closed

Next Zoning Board Meeting: June 17, 2025 @ 5:30 pm at CRV Office

Next Council Meetings: May 20, 2025-Road Tour 5:30 pm, Council Meeting 7:00 pm and June 3, 2025 @ 7:00 pm at CRV Office

Motion to Adjourn made by Johnson 2nd by McNamer at 6:29 pm

Recorder: Mary Miner