

CITY OF RUSHFORD VILLAGE (CRV)
PLANNING/ZONING COMMISSION MEETING MINUTES FROM TUESDAY, June 17, 2025

The Tuesday, June 17, 2025 Planning and Zoning meeting was called to order at 5:37 pm by Planning and Zoning Administrator Jon Pettit in the CRV Office.

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

Absent: Glen Kopperud

Agenda Approved as presented

Motion by Johnson, 2nd by Petersen. Carried.

Minutes from the May 20, 2025 Planning and Zoning Commission Meeting approved as presented

Motion by Johnson, 2nd by Petersen. Carried.

Citizens/Others Present: Rebecca Charles-CEDA, Jayme Longmire-CEDA

NEW PERMITS:

#1724 Tom & Wanda Kopperud-Front Sidewalk & Steps-State Highway 43 S

PERMIT STATUS / PROJECTS IN PROCESS / INQUIRIES:

- **Rebecca Charles, Jayme Longmire-CEDA-Comp Plan:**

- Charles informed the Board this is her last meeting, she is moving to South Dakota
- Charles introduced the new CRV CEDA Representative Jayme Longmire. Longmire is from Spring Grove
- Charles reported she updated the Comp Plan with the changes Miner sent to her, any other changes will be sent in
- Charles reviewed the Comp Plan section by section with the Board.
- Johnson commented he was surprised to see what the home values are now
- Johnson asked if Bunke's development allows for cluster housing can the same thing be done for the Ladewig development. Pettit stated it could be but right now Ladewig is looking at 2.5 acre lots. Pettit's understanding is Fillmore County has cluster housing in their ordinance to get away from every subdivision outside having to be a minimum of 2.5 acre lots so they use a cluster and deal with them in that part of the ordinance that would allow the size of the lots be reduced and increase the density. Sewer regulations would still need to be followed. Overland stated the location of the development could determine if it could be cluster housing. If it was next to another high density area it would probably be ok but if it were away from other developed areas it might not be ok. McNamer asked the difference between cluster housing and South Rushford? The difference is South Rushford has a water and sewer district, cluster housing would not. Cluster housing could have a community well but septic would be individual
- Planning and Zoning reviewed the Comp Plan and found for following items that needed to be changed.
 - Acknowledgements Page-Pettite should be Pettit
 - Page 13-Add some Peterson history when they became a city to the community profile section
 - Page 14-Location Characteristics section-first paragraph should include highways 16 and 43 and first column last paragraph Norwatm should be Norway
 - Page 35-Roads section, 2nd paragraph should be County Line not Tower Road
 - Page 40-Electric Service section-Tri-County Electric current information will be changed to MiEnergy but historical Tri-County Electric parts will remain
 - Page 54-Bottom of first paragraph should be Hwy 43 not Hwy 44
 - Page 55-Add something about the Peterson State Fish Hatchery
 - Page 59-Major Employers to be added are Featherstone Farms, Norman's Electric and Connaughty Industries
 - Page 67-Land Use section-Add MN DNR owns approximately 11% of CRV and might provide historical context on how much that number has grown
 - Page 73-Zoning map-Get rid of County legend and put in CRV legend

- Charles stated Comp Plans are good for at least ten years
- Charles would like CRV look at the goals listed and provide CEDA with input about what goals CRV might want to start looking at and start working on. If CRV feels some of the goals would be beneficial to CRV CEDA wants to know that so they can help find ways to make those things happen. If it's housing they could help find new developers, if its working on tourism they can focus in on those things. The goals should help provide guidance on where CEDA should be looking for programming and money
- Miner commented the Comp Plan looks really good and thanked her for all her work
- Charles said she was very happy to present the final draft of the Comp Plan.

Motion to send a favorable recommendation to accept the Comp Plan to the Council after the revisions are made

Motion by Johnson, 2nd by McNamer. Carried.

OTHER ISSUES/CONCERNS: None

OTHER UPDATES/ MEETINGS:

Next Zoning Board Meeting: July 15, 2025 @ 5:30 pm at CRV Office

Next Council Meetings: June 17, 2025 @ 7:00 pm at CRV Office and July 1, 2025 Liquor Ordinance Public Hearing @ 6:40 pm, Gambling Ordinance Public Hearing @ 6:50 pm, Regular Council Meeting @ 7:00 pm at CRV Hall Office

Motion to Adjourn made by Johnson 2nd by Petersen at 6:19 pm

Recorder: Mary Miner