

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

The Tuesday, July 15, 2025 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 and Jesse McNamer

**Absent:** Glen Kopperud

**Agenda Approved** as presented

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

**Minutes** from the June 17, 2025 Planning and Zoning Commission Meeting approved as presented

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

**Citizens/Others Present:** Jayme Longmire-CEDA

**NEW PERMITS:**

#1725-Jennifer Kleist-Replacing Windows-State Highway 16

#1726-Loreta Kiger-Replace Garage Roof-Goodrich St

#1727-Loreta Kiger-Replace Shop Roof-Goodrich St

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

• **Mike Onstad-Parcels 05.0105.000, 05.0154.020:**

- CRV received an email from Onstad stating he would not be attending the meeting and he was no longer interested in changing the zoning from commercial to commercial/residential, they will leave it commercial only. Domanick is interested in purchasing the property from Onstad
- Longmire shared Domanick is 25 years old, owns a home in Houston he is operating his concrete business, J's Concrete, from. He would like to see his home and put that money into the business. He would need a place to live temporarily and that is why he would want it changed to commercial/residential
- Jayme Longmire from CEDA stated this is a potential new business/tax base but understands having it zoned commercial/residential could cause issues
- Longmire told Domanick he should have a plan ready to show Planning and Zoning. She asked him if he would have to live there or if he had other options. Longmire stated it appears at this time they putting a few things on hold and do not plan to change the zoning. Domanick would still like to purchase the land from Onstad
- Johnson stated in the past there has been commercial and residential in the same lot, why can't this be done now? Pettit stated a property can be rezoned from commercial to residential. Any existing parcels that are commercial/residential would be considered non-conforming. Johnson did not realize commercial/residential were not allowed in the same parcel now. Longmire stated it depends on what you want to allow for a new business coming in because by allowing Domanick to have living quarters in a commercial building would set a precedence. According to Longmire, Domanick got the message it would not work and he has decided not to do it for now
- Pettit stated the size of the living quarters concerns him. It was not going to be a house but something that was transitional which have a habit of growing roots once in place
- Ebner stated the field between CRV and the Croell might be another place a business could go if Croell would sell that piece
- Johnson questioned if it would be ok for Domanick to move a camper onto the property during the construction of the shed. This would probably be allowed for a specific length of time. Once construction is completed it would have to be removed
- McNamer asked if allowing living quarters in a commercial zone is spooky. Johnson stated if it's non-conforming, once it's started where does it stop, it has been found sometimes there is not an end date. McNamer questioned if not having an end date would be bad? Petersen stated it that depends on how big you will allow it to get, it starts as a temporary tiny house and ends up being a million-dollar home. Ebner stated Rushford has the same problem going on right now in their industrial park with two houses being built there, AcenTek sold some property that a huge house was built on. Volkman had trouble getting his house allowed in the commercial area when he built it and now another house has been built in the same area
- Another concern Pettit has is the same person does not own it forever and what happens when someone else owns it. An example is Brown's Tire and the house next to it is commercial. Originally everyone got along and there were no problems but now the house has been sold multiple times and every time it has become a bigger problem

- There is access from the east end. Johnson stated technically it is not an acceptable access because the frontage on the lot is not 100 feet wide but because there is a road there it has probably been grandfathered as a road. Onstad did provide a map showing he has 33 feet for the access. Johnson stated maybe commercial is different, when others wanted to build in residential and the parcel was not 100 feet wide they did not have access
- McNamer asked if plans for a commercial building with a section of it being designated as sleeping quarters, kitchen, bathroom, etc. be allowed. Johnson stated it would depend on it if were zoned commercial or residential. If commercial/residential is now considered non-conforming permits could not be issued. McNamer asked if it was all in one building, not separate buildings like the Brown Tire area, the living quarters would be part of the business building. Petersen stated eventually the living quarters could become an office area/meeting room. Longmire stated Domanick mentioned he would like to have an area for his employees to be able to shower and sleep when they return from jobs so he would like to leave the sleeping quarters for that purpose once it is not needed as living quarters
- Longmire stated Domanick is trying to feel out if he's going to get a lot of push back from Council or community members, he wants to go through the steps and talk to people before he purchases the land
- Ebner stated he understands the need for rules but would hate to lose a commercial building and employees, this is a good opportunity to bring another business and people to town
- McNamer asked if there would be a way to make it work to have living quarters and the business in the same building, he understands how having two separate building would be a problem
- McNamer suggested Longmire go back to Domanick and have him figure out a way to have the living quarters and business in the same building and talk with Pettit to see what could potentially work
- Longmire will contact Domanick and explain to him if he wants to potentially be able to live there he needs to bring plans to Planning and Zoning showing the business and living quarters in one building. If Domanick does not want living quarters and the business in one building he should still bring the building plans to Planning and Zoning for review. The option of a temporary camper during construction could be discussed
- Pettit stated he does see this as a problem because of the location, it is tucked away and unseen so things can happen that would not be known about until it was too late. It's such an odd location and they would have to have 2 sewer locations
- Pettit stated in the future there could be development to the east and that could make this fit better
- Longmire stated Domanick wanted to make sure his plans were known so he would not get in trouble later, he's trying to do the right thing from the start
- McNamer stated it might be good to set a precedence allowing living quarters inside a commercial business as long as they are both part of the same business
- The most straight forward way to get this done is to put up a commercial building without residential involved
- Longmire will reach out to Domanick and suggest he present his plans to Planning and Zoning

**OTHER ISSUES/CONCERNS:** None

**OTHER UPDATES/ MEETINGS:**

**Next Zoning Board Meeting:** August 19, 2025 @ 5:30 pm at CRV Office

**Next Council Meetings:** July 15, 2025 @ 7:00 pm and August 5, 2025 @ 7:00 pm at CRV Hall Office

**Motion** to Adjourn made by Johnson 2<sup>nd</sup> by McNamer at 6:07 pm

**Recorder:** Mary Miner