

CITY OF RUSHFORD VILLAGE (CRV)
PLANNING/ZONING COMMISSION MEETING MINUTES FROM TUESDAY, November 18, 2025

The Tuesday, November 18, 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, Glen Kopperud and Gordon Johnson

Absent: Jesse McNamer

Agenda Approved as presented

Motion by Petersen, 2nd by Johnson. Carried.

Minutes from the October 21, 2025 Planning and Zoning Commission Meeting approved as presented

Motion by Petersen, 2nd by Johnson. Carried.

Citizens/Others Present: Jayme Longmire-CEDA, Mike Ebner-Acting Mayor, Mary Miner-Clerk

NEW PERMITS:

- #1745-Craig Jonsgaard-10'x12' Portable Shed-Main St
- #1746-Mark & Linda Bedney-Remove & Replace Shingles-Hayes St
- #1747-Greg Larson-Multiple Window Replacements-Goodrich St
- #1748-Amanda Schmoker-New Roof-Plummer St
- #1749-Sue Lance/Steven Rahn-24'x18' Three-Sided Shed-County Road 25 S

PERMIT STATUS / PROJECTS IN PROCESS / INQUIRIES:

- Kopperud asked about the Craig Jonsgaard permit. Pettit reported this permit is for a shed that will be placed on an existing concrete pad so he will not be taking up additional pervious area. It will be placed on the parcel with the trailer house Craig bought from Julie Landstrom which is next to his parent's property. Pettit reported Jonsgaard kept a lot of stuff at the Chapel property between Rushford Village and Houston that he now needs to remove from that property. Kopperud stated it's a mess around the trailer house and asked if the mess should be allowed
- Pettit reported he received a call from Dominic Jenkins. Jenkins has purchased the property and plans to move forward with establishing his concrete business on the former Farmer's Winn Coop lot located along State Highway 16 next to Consolidated Energy. Jenkins has spoken to Blake Lea from Fillmore County about a sewer permit but that will take a while because they have a lot of permits applied for before Jenkins. Building construction cannot start until a sewer permit is acquired but Pettit stated he told Jenkins he could start site prep

OTHER ISSUES/CONCERNS:

- **PILT Payments:**
 - Johnson stated he spoke to Fillmore County Commissioner Randy Dahl who indicated it is the State of Minnesota Legislature that says PILT money cannot be paid to CRV. Johnson told Dahl when he spoke to Greg Davids he was told if the Fillmore County Commissioners would ok paying CRV PILT Davids would sign it. Johnson stated he would like Longmire to look into why CRV does not receive PILT money from Fillmore County anymore. Longmire stated this was looked into and Attorney O'Koren found the state statute that states there are Cities that are receiving PILT because they were converted to Cities after 2006, CRV does not qualify because it became a City before 2006. Johnson stated the CRV Council needs to send someone to a Commissioner meeting to discuss this. Johnson stated CRV should work with SEMLM to get legislation that limits the amount of land the State can own in any City or Township. Miner stated this concern was shared with Brenda Johnson from SEMLM as a potential 2026 Legislative action item.
- **Jayme Longmire-CEDA-Monthly Report:**
 - Monthly report was reviewed
- **Jayme Longmire-CEDA-Fix-Up Fund Guidelines Draft:**
 - Longmire stated this is a draft and ideas for additional opportunities that fall within the realm of Planning and Zoning as it related to economic development. This is geared more towards cities with business districts which CRV does not have so she is not sure this is something CRV would need to adopt at this time. This was another way to potentially utilize the Revolving Loan Fund that is just sitting there right now. The draft is written as a grant but could be changed to a loan and CRV would set the amounts. If the business has a qualifying project they would complete the project and then turn in their receipts to receive reimbursement up to 50% of the qualifying cost. This would not be for in-home businesses, the business would have to have people entering their business. Longmire stated she was told it would not be a good idea to include in-home businesses because it's hard to know for sure what the funds would be used for. The business would have to remain in operation for at least two years.

- Johnson stated at one time CRV considered constructing a building to lease out in hopes of bringing in a business but there were too many negatives in doing it. The money is there for businesses
- Longmire stated the hard part for here is to find a location for a potential business. Longmire stated there have been grumbling of future projects with Farmer's Winn and that type of business that could benefit from the revolving loan fund but are not going to apply for a loan because they would not want to mess around with a little revolving loan fund and that is why CRV would have to be creative with this. Longmire stated nothing has to be done with the revolving loan fund. Longmire stated it could be used for housing infrastructure, Attorney O'Koren does not like the idea, but according to Longmire the State does not have any limitations on that. Pettit stated there are a few locations that would be available for commercial use like the old Norstad lumber yard, United Packaging, Jonathan Peterson building at intersection of Highways 16 and 43.
- Longmire stated this is just ideas and it is up to the Board if they want to think more about it or dismiss it. It was an opportunity to utilize the funds in some way
- Longmire suggested CRV could also, without having a program or specific application, put out an advertisement letting CRV businesses know there are funds available to help fix up their property/store front and then there would be revolving loan fund application that would have specific stipulations
- Johnson stated the United Packaging might be a good place to look into as a business location but it might also be looked at as a potential area for housing, there is already a house in that area
- Ebner asked at what point does CRV check into the various business locations like Severson/Consolidated Oil, High-Tech, United Packaging, etc. to see what is going on with them
- Johnson is not opposed to something like this but it would need to be policed. In the past some of the policing that has been done with these programs are not worth the paper it's written on. Johnson stated when you start doing grants then the money is gone, loans need to be collected. Longmire stated with a mini-grant program the most you would probably give away would be \$5,000.00 and the fund balance is \$214,000.00 that is just sitting there so if CRV gives out \$5,000.00 to a business for their store front and that business is there for 2-5 years that would be great
- Johnson questioned how much of the Village does would be considered a business? What of the revolving funds could be used by the Village to support a business model. Kopperud stated he would be surprised if any of it could be because the Village is a government
- Longmire stated this is why she was looking into it to be used for housing infrastructure so the city could use those funds for something that would eventually benefit the city and not just a business.
- Kopperud stated sometimes when you are trying to entice businesses to come in and you make it too good you might get people who are in business but are not good business people like what happened in Rushford. If you try to hard you may end up on the short end of the stick. People who are serious about being in business somehow find a place they like and make it work somehow because they use their own money. Johnson stated because things are expensive as they are it is only going to get worse and not better for awhile
- Longmire stated if someone is willing to sell their land but are only looking at dollar signs they will have a hard time selling it for anything other than what it is currently being used for. Johnson stated some are just not interested in selling which appears to be the case with Wayne Ferden. It would not hurt for a developer to have a conversation with a Ferden. Longmire would need to know what the land is worth before she could to go a developer with a price so they would know the cost of the land before they could determine if developing the area would work. Johnson stated the benefit of the Ferden property is it could be hooked up to water and sewer
- Longmire stated she understands people want to get what their land is worth but what she is running into is people who want a lot more for their land than what it is worth and what a developer can pay and still be able to develop it
- Ebner stated he feels the best options to get a subdivision started is the Ladewig property but having to have 2.5 acre lots is not feasible but working something out with Rushford in regards to sewer could make it work. Johnson stated Rushford said they do not have the infrastructure to allow for more sewer capacity after the school was built. Kopperud stated this needs to be thought of as a community plan and the cities need to work together in the future, the right people from both cities need to get together to start and keep the working together conversation going because he knows there are good people in both cities who would be smart enough to know when there is a good idea. Johnson agrees but stated even good people can run into the road block. Longmire stated there are many people from Rushford who would like to collaborate.
- Longmire stated Les Ladewig would like to move forward with his development but would like help from CRV to put in the streets which CRV is not willing to do. Longmire passed this information along to Ladewig and has not heard anything from him since. Longmire stated she has been told CRV does not want to be a developer and understands it's not what cities want to do but sometimes they do to get things moving
- Longmire, being the outsider, has heard so many times us versus them. She really feels everyone needs to think of this area as our whole community. Johnson said it used to be that way until annexing and buying land started. Johnson agrees with Kopperud, good people from each side need to get together and start working together, but he believes it is possible but difficult
- Kopperud suggested taking time to think about the Fix-Up Fund. No action taken

- **Jayne Longmire-CEDA-Accessory Dwelling Units (ADU) Draft:**

- Longmire put ADU draft together a programming option for accessory dwelling on private property that is residential
- Pettit stated most of this is already covered with the current ordinances and what is not could be covered by a variance
- Johnson stated the guidelines would be difficult to live with, the size can only be 40% of the main house, it has to be a family member and if a family member moves out then it would become an empty building they would have to pay taxes on. Longmire stated if no one is living in it the appliances would be removed and they can do whatever they want with the building, Johnson stated they would still be paying taxes on it. Johnson agrees with Pettit, if someone wants to do something like this and it makes sense CRV could make it work with what is already in place
- Kopperud questioned what the benefit of doing this would be if it can already be done using the current ordinances. Longmire stated this came about because Jesse McNamer is interested in doing something like this on his property. Johnson stated McNamer could do something like this on his property with what CRV already has in place
- Longmire looked at other similar communities in Minnesota that have 2.5-5 acre residential land restrictions and all of them have ADU guidelines. From those guidelines she put together the draft
- Pettit stated he does not want to put a lot of stuff in that there is not an immediate use for. If a developer had something they wanted to do in South Rushford and had a true plan to build ADU/mini houses that makes sense he does not see a problem with it. He does not want to put in an ordinance that locks things up and would be too restrictive like a subdivision has to have a hard surface road or you can't build a building in front of the house in a subdivision. Johnson stated this was done because Fillmore County had it. Pettit stated these are the kind of things that have come back to bite CRV many times. He feels CRV has always been good about making things work that make sense and when Planning and Zoning brings it to the Council the Council always goes along with it
- The understanding Johnson has is CRV is obligated to follow the Fillmore County ordinance requirements as a minimum and if that is not true he would like to see CRV does not have to require that it has to be a hard surface road. Pettit feels CRV can do that. Johnson asked if we can do our own ordinances because we are a city and would not be required to comply with the County. Johnson stated the last time the ordinances were changed it was based on what the County had. Pettit stated CRV should be as restrictive or more restrictive unless it makes sense for CRV not to be
- In regards to this type of dwelling Longmire was told by the County CRV does their own zoning and could put in place whatever they want in regards to these type of dwellings and this is why she provided the draft of what other communities are doing for review. Johnson feels it is good to review
- Longmire stated she has heard in past allowances of dwelling being built there have been issues when that person sells their main property. This ADU ordinance/guideline would disallow those people from separating the two building because a covenant would be required. Pettit stated this can be taken care of with current CRV ordinances
- Johnson asked if CRV can write their own ordinances or does CRV have to follow and be as strict as Fillmore County ordinances. Pettit will talk with Cristal Adkins at Fillmore County to see if CRV has to follow Fillmore County ordinances like those pertaining to a sub-division having to come out onto a hard surface road. Longmire stated Ladewig is looking at approximately \$100,000.00 to put in a hard surface road at his proposed development. CRV ordinance states CRV will only take over maintenance of a subdivision road once it is a hard surface road so if that does not need to be a requirement it might help move things along. Kopperud stated there has to be a reason the hard surface road requirement is in the ordinance and that should be considered before the requirement is removed. Miner stated the biggest complaint comes from County Line Road and the dust created by the additional houses from the Laura Lane subdivision and farm trucks. Ebner stated hard surface roads are easier to maintain in the winter and in the summer there are no dust issues and less drainage issues
- No action taken on the ADU draft

OTHER UPDATES/ MEETINGS:

- November 27, 2025-Thursday-Thanksgiving-Office Closed
- December 2, 2025-Tuesday- TNT Meeting-6:45 pm-CRV office

Next Zoning Board Meeting: December 16, 2025 @ 5:30 pm at CRV Office

Next Council Meetings: November 18, 2025@ 7:00 pm & December 2, 2025 TNT Meeting @ 6:45 pm/Regular Council Meeting @ 7:00 pm at CRV Hall Office

Motion to Adjourn made by Kopperud 2nd by Petersen at 6:49 pm

Recorder: Mary Miner