

CITY OF RUSHFORD VILLAGE (CRV)
PLANNING/ZONING COMMISSION MEETING MINUTES FROM TUESDAY, September 17, 2024

The Tuesday, September 17, 2024 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, Gordon Johnson, Glen Kopperud and Jesse McNamer Absent: Hamilton Petersen

Citizens/Others Present: Richard Nelson, Karen Nelson, Rebecca Charles-CEDA, Mike Ebner-Acting Mayor, Mary Miner-Clerk

Agenda Approved as presented **Motion** by Johnson, 2nd by Kopperud. Carried.

Minutes from the June 18, 2024 Planning and Zoning Commission Meeting approved as presented **Motion** by Johnson, 2nd by Kopperud. Carried.

NEW PERMITS:

- #1669-Branden Johnson 45'x60' Shed With Concrete Floor-Village Rd-Denied
- #1670-Tim & Brenda O'Hare-Reroof House & Detached Garage-Nordic Court
- #1671-Rod Morcomb-Replace Roof-Hillview Dr
- #1672-Jesse & Stephanie McNamer-Hunting Cabin-County Line Rd
- #1673-Larry Malmin-32'x84' Shed Extension w/Concrete Floor-Airport Rd
- #1674-Frank & Sandy Gowin-Replacing 3 Doors-Rush Creek Roe Rd
- #1675-Thad Kingsley-40'x50' Shed w/Concrete Floor-County Rd 27
- #1676-Branden Johnson-45'x65' Accessory Building w/14' Sidewalls & Concrete Floor-Village Rd-Denied
- #1677-Chad Rasmussen-Replace Concrete Driveway-State Highway 43 S
- #1678-James Overland-Deck Gazebo-Whitmore St
- #1679-Duane Duneman-Replace 7 House Windows-North Money Creek
- #1680-Eric Vitse-12'x40' Concrete slab for exterior wood boiler-State Highway 43 S

PERMIT STATUS / PROJECTS IN PROCESS / INQUIRIES:

- **Adam Johnson-Building Site Question:** Parcel 05.0063.010
 - Pettit reported Johnson inquired about the possibility of splitting his parcel to build another house
 - Potential issues: bluff land protection, access as his driveway goes through another property and the new driveway might be a shared driveway
 - Splitting again would make it a subdivision and would have to comply with the subdivision ordinance
 - It does not appear this could be done unless he would purchase more land. Johnson would need to bring his proposal to Planning and Zoning to review and then it would have to go to the Council and the engineers to review
- **Richard Nelson:** Parcel 05.0079.000
 - Nelson's have a field that is approximately 5 acres located below their current house on Hillview Dr they are considering doing something with. They stated it will be a while before anything is done, they are just finding out what could possibly be done. They are thinking they would like to downsize from their current house and build another house below their current house by and existing shed. Nelson has no interest in developing the lots himself, he might potentially sell the land to someone else to develop.
 - Pettit questioned if the access could come out onto Hillview Dr? He is asking because years ago access for the proposed Redalen Subdivision was not allowed to come out onto Rush Creek Roe. Johnson stated the access was not allowed for Redalen because it had to come out onto a hard surface road which Rush Creek Roe is not
 - Planning and Zoning do not see a problem with driveway/driveways access coming onto Hillview Dr
 - Splitting into multiple parcels would make it a subdivision. A developer would have to follow the CRV subdivision ordinance and bring a proposal to the Planning and Zoning Board to review and then it would go to the Council and CRV engineer
 - The original Cedar Hill Subdivision consists of lots less than 2.5 acres. Additional lots would have to follow the current CRV zoning regulations and would be at least 2.5 acres

- Pettit feels CRV should take a look at what can be done with the property so Nelson's know how they can sell it
- Bluff land protection will play into what can be done with the property and would have to be included on the plans
- Fillmore County would determine what needs to be done for the septic before any permits would be written
- Another parcel Nelson owns is a 10 acre piece along Highway 43 North by the entrance into Cedar Hill Park. This parcel appears to be in the bluff protection area
- **Mike Onstad:** Parcel 05.0154.020
 - Pettit reported Onstad inquired about changing the zoning for parcel 05.0154.020 from commercial to residential so he can sell it as a buildable parcel. The property is located next to the gas plant along State Highway 16
 - Access is an issue. Residential requires 100 feet of frontage, this would have approximately 30 feet of frontage
 - Commercial/Industrial setback is 100 feet from residential. He could not make it work with the setback requirement
 - Pettit told Onstad to go online to look at the ordinance.
- **Laura Lane:**
 - Pettit received a call from a resident asking what the CRV ordinance is regarding single family dwellings
 - It appears there is still an issue with the Rasmussen garage being used as a dwelling
 - Pettit suggested to the resident they talk to an attorney to enforce the covenant for that subdivision
 - It is believed it would be ok for family to stay off and on as long as there was not charge to stay

OTHER ISSUES/CONCERNS:

- **Planning and Zoning Meetings:**
 - Ebner explained the discussion regarding missed planning and zoning meetings during the September 3rd Council meeting came about because Rebecca Charles had not been able to meet with them. Ebner stated the Council has no intentions of removing anyone from the planning and zoning board.
 - Discussion regarding changing the meeting time, number of monthly meetings, zoom meetings, etc. to make it easier for those working to attend was discussed but nothing will be changed at this time
- **Rebecca Charles-CEDA Updates/Reports/Comp. Plan:**
 - Charles wanted to go over the current land use plan to know where they would like to see future development taking place, what kinds of development, go over past goals and see if there is any input/changes they would like to see addressed
 - Charles has reviewed all the CRV parcels to get an accurate parcel use for the Comp Plan
 - Charles questioned what the Planning and Zoning Board felt was the most important to focus on, commercial/industrial or residential. All felt commercial/industrial is very important in the right location but location is limited because of the floodplain. Johnson stated if there is a place for it of course the City would want commercial but would not want to get in the way of residential and do not want residential to take any more ag land than necessary. McNamer stated he felt the focus should be on residential development at this time.
 - One of the concerns with the CRV subdivision ordinance is the requirement a subdivision has to come out onto a hard surface road. This is difficult and costly for a lot of potential subdivision locations. The other issue is most of the locations for a subdivision is prime ag land and the money it would take to purchase the land could make it cost prohibitive for a subdivision
 - McNamer asked if anyone has inquired about multi-family housing. Johnson stated CRV has land by the South Rushford Park that could be used if CRV wanted to give up part of the park. Water and sewer would be available in this location. Another option would be if the Britt property would get developed which would extend Prospect Street and then a road could be built on the park property to connect to Plummer Street. CRV does not want to be a developer
 - Ebner stated CRV should be flexible with rezoning from commercial to residential or residential to commercial to be able to get growth
 - The South Rushford sewer district is the only area unused sewer hookups can be used. It would be beneficial if sewer hookups could be used in other parts of CRV but that is not an option. At the time the sewer district was built CRV paid Rushford for a certain amount of sewer hookups that would go into their sewer plant. There are approximately 18-20 hookups still available in the South Rushford Sewer District
 - Pettit stated he felt commercial development should kept as is

- Charles stated because there is so much access to State land and trails right here and all the research showed tourism would be a great way for the area to make additional funds, would there be any interest in a pedestrian type rest stop to draw people into the area. The rest stop could include a bike fix-it station, benches, park and playground would be available and maybe having a business selling snacks and drinks. Ebner stated yes and it should be located at the CRV community center. Ebner suggested working with the MN DNR to expand the current parking lot for additional trail use parking, a permanent restroom could be installed for park users potentially hooking into the current CC septic, playground equipment could be added and potentially installing vending machines with snacks and drinks. Access from the bike trail along the property line between MiEnergy and Featherstone farms to the CC could also be included in this plan. Planning and Zoning felt this would be a great addition to CRV and the whole area
- Looking at the land use map Charles questioned if the Ferden property in South Rushford should be considered for potential residential. Johnson stated this is prime ag land and you would have to buy it first which would make it costly to develop. Charles questioned about the property south of Peterson which is the Lynn Mattson property. This is currently zoned commercial but there had been talk at one time to develop it as residential but there could be problems doing this
- Charles shared she learned of an ambulance grant in the amount of 24 billion dollars that was available. There were 40 Cities in Minnesota on the list that could apply for this grant and Rushford was one of them. Charles reached out to Rushford to make them aware of the grant and they were able to and did apply for it
- Charles has applied for the SMIF Rural Improvement Grant. Her application is for \$12,000.00 to replace the merry-go-round at the CC playground. This grant was available only to cities who belong to CEDA. There is another grant available for playground equipment. When Charles reached out about the grant they suggested she wait to apply until she hears about the SMIF grant, it might be possible if CRV were to get the SMIF grant and buy the playground equipment from the playground equipment company doing the second grant CRV could get playground equipment at no cost
- The Comp Plan revision is nearing completion. Charles has completed multiple parts of the plan and has colleagues reviewing them. Charles will have draft copies available once they are completed for review before the final draft
- McNamer mentioned there are street signs that are faded and hard to read. Miner stated Chiglo ordered street signs for South Rushford and a couple other streets. Ebner suggested McNamer write down the signs that are bad and get it to the office for Chiglo to look at

OTHER UPDATES/ MEETING:

Next Zoning Board Meeting: October 15, 2024, 5:30 pm at CRV Office

Next Council Meetings: September 17 and October 1, 2024 at 7:00 pm at CRV Office

Motion to Adjourn made by Johnson 2nd by McNamer at 6:45 pm

Recorder: Mary Miner