

CITY OF RUSHFORD VILLAGE (CRV)
PLANNING/ZONING COMMISSION MEETING MINUTES FROM TUESDAY, May 19, 2026

The Tuesday, May 19, 2026 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 and Gordon Johnson

Absent: Glen Kopperud and Jesse McNamer

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

Agenda Approved as presented:

Motion by Petersen, 2nd by Johnson. Carried.

Minutes from the April 21, 2026 Planning and Zoning Commission Meeting approved as presented

Motion by Petersen, 2nd by Johnson. Carried.

NEW PERMITS:

- #1761-Dominic Jenkins-Shop/Office-State Highway 16
- #1762-Dominic Jenkins-Lean on Semi-State Highway 16
- #1763-MiEnergy-Flat Roof Replacement-Cooperative Way
- #1764-Lain & Lisa Meyer-Deck Railing & New 18'x24' Deck-Goodrich St
- #1765-Evan Meier-Replace Sidewalk-Plummer St
- #1766IU-Featherstone Farms/Jack Hedin Interim Use Renewal-State Highway 30
- #1766-Duane Miner-28'x36' Garage/Workshop-Benson Ln
- #1767-Ruth Loomis-30'x74' Shed-County Rd 25 N
- #1768-Ruth Loomis-Demo 20'x20' Shed-Meadow Ave
- #1769-Mike & Kristi Agrimson-30'2"x10'6" Deck-Gilbertson Dr
- #1770-Larry & Barb Overland-Replace Front & Back Decks-Whitmore St
- #1771-Logan J Kolb ETAL (Todd & Kristen Roberts)-New Home-State Highway 30
- #1772-Curt Courrier-Replace Windows/Door-Sherwood St

PERMIT STATUS / PROJECTS IN PROCESS / INQUIRIES: Pettit reported

- **Blacktop Drive Ways:**
 - Johnson questioned if a permit was needed when a driveway is blacktopped. It is an improvement and if it were concrete a permit would probably be needed
 - Pettit stated he has never written a permit to blacktop a driveway. It was not decided if a permit was needed
- **41705 State Highway 30-Kolb ETAL-New Home Permit:**
 - Beacon shows this property in bluff protection. After receiving the permit application Pettit contacted Fillmore County to see what should be done. Because Beacon is not always accurate Fillmore County recommended the property owner hire a surveyor to determine if there were any buildable areas. Pettit contacted the land owner and provided this information to him
 - An email was received from Chad Garteski, Weiss Realty, who was the estate broker representing the seller. Attached to the email was a survey the Bjorlo's had done by G-Cubed which showed there were parts not in bluff protection that would be buildable. Pettit called the property owner to let him know about the G-Cubed survey
 - Permit was issued but work cannot begin until the permit is paid for and they provide a septic number from Fillmore County. The old house will need to be torn down
- **42112 State Highway 30-Krambeer-Parcel Split:**
 - Chad Garteski, Weiss Realty, emailed CRV regarding splitting parcels 05.0117.000 and 05.0112.000 into three parcels
 - Pettit stated he did not feel splitting into three parcels would be a problem but what they intend to do with the parcels could be an issue if they plan to build a home on any of them because then it could become a subdivision. Anyone buying the property has to find out what they can do with it to be compliant with CRV ordinances. They are proposing there would be a shared driveway with an easement for two of the parcels
 - Johnson stated there have been other places that have split parcels and CRV was not aware of it happening because Fillmore County did not contact CRV. He does not feel we should deny these being split because others have done it, right or wrong, and because they are considered agricultural

OTHER ISSUES/CONCERNS:

- **Jayne Longmire-CEDA:**
 - Gave a recap of the Rushford EDA Housing meeting at MiEnergy
 - She contacted DEED and has been working with O’Koren to see what options might be available for CRV to use the Revolving Loan Fund (RLF) for. She is hoping CRV can use the funds to provide help with development and infrastructure
 - In the CRV RLF guidelines it was specifically stated as an ineligible project “the investment and/or development of residential real-estate” but what she is looking at is if CRV can use the funds to promote community growth. An eligible type of project listed in the CRV RLF guidelines is a community development project. Under the purpose section of the guidelines it says “generally the purpose of the revolving loan fund is to provide for the improvement of Rushford Villages economic climate, diversifying economic base and providing for increased community growth”. She is waiting to hear back from DEED
 - She feels DEED might consider a proposal if CRV can show it would benefit the community
 - She would like feedback from the Council and Planning & Zoning. She has been told in the past CRV does not want to become a developer. Ebner stated at the MiEnergy housing meeting it showed there has to be out of the box thinking to find things that will work. Longmire feels there needs to be private/public partnership to make things work because of the cost of projects.
 - Longmire does not feel an outside developer will come in so she would like to know of local people who would be able/willing to be the developer of a project

OTHER UPDATES/ MEETINGS:

- May 25, 2026-Monday-Memorial Day-Office Closed

Next Zoning Board Meeting: June 16, 2026 @ 5:30 pm at CRV Hall Office

Next Council Meetings: May 19 2026 @ 7:00 pm and June 2, 2026 @ 7:00 pm at CRV Office

Motion to Adjourn made by Johnson 2nd by Peterson at 6:32 pm

Recorder: Mary Miner