

CITY OF RUSHFORD VILLAGE (CRV)
PLANNING/ZONING COMMISSION MEETING MINUTES FROM TUESDAY, June 16, 2026

The Tuesday, June 16, 2026 Planning and Zoning meeting was called to order at 5:33 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

Citizens/Others Present: Derek Olinger-Bolton & Menk, Hayden Stensgard-City of Rushford Administrator,
Farmers Win Staff: Ronald Cruise, Tony Kjos, Travis Blockhus and Tannor Burke,
Mike Ebner-Acting Mayor and Mary Miner-Clerk

Agenda Approved as presented:

Motion by Johnson, 2nd by Petersen. Carried.

Minutes from the May 19, 2026 Planning and Zoning Commission Meeting approved as presented

Motion by Johnson, 2nd by Petersen. Carried.

NEW PERMITS:

- #1773-Jim Norstad-Reside 12'x20' Building-State Highway 30
- #1774-Dennis Overland-Flagpole with Concrete Base-Main St
- #1775-Lain & Lisa Meyer-Replace Roof and Repair Porch-Goodrich St
- #1776-Gary Schick-30'x40' Detached Garage-Hayes St
- #1777-Gary Schick-8'x20' Storage Shed-Hayes St
- #1778-Roger Knuston-Replace Front Concrete Driveway- Oak View Loop
- #1779-Lee Loerch-Repair Deck-Deep River Rd
- #1780-Jeremy & Nicole Williams-Metal Roof on House & Garage-State Hwy 43 S
- #1781-Justin Rasmussen-30'x50' Concrete Slab for Basketball Court-Rush Creek Roe
- #1782-Richard Bovy-Barn Repairs-State Hwy 43 S

PERMIT STATUS / PROJECTS IN PROCESS / INQUIRIES:

- **Farmers Win Coop Conditional Use Permit:**
 - Pettit stated this site has a conditional use permit (CUP) for a previous project. This is a different project so another CUP is required
 - Olinger stated a conditional use permit (CUP) is required because this is related to agriculture processing use within the commercial/industrial district and floodplain impacts, the CUP process requires a public hearing that will allow anyone with concerns or comments to be heard and it allows the CRV Council to set special conditions if needed
 - The proposed building will be about 39,000 sq feet, the highest point will be approximately 53 feet high per information received.
 - Olinger stated the recommended conditions which will not be acted on tonight but he would like feedback includes information for the sanitary sewer connection so wastewater loading information from the engineering standpoints, an easement allowing CRV access to maintain the grinder pump, MN DOT (highway) and MN DNR (floodplain) requirements must be met, Olinger does not feel there will be any problems with either department, outdoor storage was not included with this project, if outdoor storage is wanted another CUP will be needed for that
 - Olinger stated this situation is unique because commercial/industrial is surrounding a residential property which could bring complaints. The optional conditions that need to be reviewed and decided on by the Council include fencing, dust control/dust free surface and hours of operation. Planning and Zoning do not feel a fence is necessary, dust control should be required and the hours of operation should not be a problem with the understanding spring and fall may have extended hours. The representatives from Farmers Win Coop stated fencing can become a safety issue and do not feel it is needed, they have no problem applying dust control as they do this in other locations and the hours of operation will remain the same as their current plant in Rushford
 - The only action required tonight is the Council set a date and time for the Public Hearing
 - Johnson stated this site had a conditional use permit years before. Olinger stated this is a new project and requires its own CUP. Johnson stated it is important to make sure everything needed is done right
 - The new grinder pump will connect to the existing sewer line which is all located on Farmers Win Property. Farmers Win Coop will pay for the grinder pump including installation and CRV will maintain it going forward
 - Farmer Win Coop will drill a well. If they intend to use the site for to mix liquid fertilizer they will need to bring that to Planning and Zoning for review to see if it will require another CUP which would require another public hearing allowing citizens to have a voice

Motion made to forward the Farmers Win Coop CUP application to CRV Council with a favorable recommendation

Motion by Petersen, 2nd by Johnson. Carried.

- **Luke Highum/Val Gudmundson-Sand Pit:**

- Highum contacted Pettit earlier about selling a stock pile of sand left after the CUP for the property he has a house on was closed. Pettit told him selling the stock pile of sand was ok as long as he did not mine any more, the stock pile of sand was sold. Recently Highum contacted Pettit to see if he could mine more sand and sell it. Pettit told him the only way he could do this was to apply for a Conditional Use Permit for a pit and go through the process and cost of a public hearing. Pettit stated his understanding is Luke Highum as the landowner could have a house and pit located within 1,000 feet of the house. Pettit has not heard anything more from Highum.
- Gudmundson stopped into the CRV office requesting a copy of his Conditional Use Permit for a sand washing pit, Johnson stated it was never a wash pit, there was never water there. Earlier there was a party interested in purchasing land from Gudmundson to build a house but where a house could be built depended on the CUP in place. At this time Gudmundson does not plan on selling land for a house to be built on. Pettit stated Gudmundson could sell sand out of the pit, Johnson stated he would have to stay far enough away from the campground. Gudmundson has not made a request to do anything

OTHER ISSUES/CONCERNS:

- **Jayne Longmire-CEDA 2nd Quarter Report:**

- Report was available for review

OTHER UPDATES/ MEETINGS:

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

Next Zoning Board Meeting: July 21, 2026 @ 5:30 pm at CRV Hall Office

Next Council Meetings: June 16, 2026 Fee Schedule Ordinance Public Hearing @ 6:45, Regular Council Meeting @ 7:00 pm and July 7, 2026 @ 7:00 pm at CRV Hall Office

Motion to Adjourn made by Johnson 2nd by Kopperud at 6:20 pm

Recorder: Mary Miner