CITY OF RUSHFORD VILLAGE (CRV)
PLANNING/ZONING COMMISSION MEETING MINUTES FROM TUESDAY, September 15, 2026

The Tuesday, September 15, 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, Gordon Johnson and Jesse McNamer Absent: Glen Kopperud, Hamilton Petersen

Citizens/Others Present: Josh Rasmussen, Mike Ebner-Acting Mayor and Mary Miner-Clerk

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

Minutes from the August 18, 2026 Planning and Zoning Commission Meeting approved as presented
Motion by Johnson, 2nd by McNamer. Carried.

NEW PERMITS:

#1799-Kristen & Steven Burdey-Chicken Coop-Whitmore St
#1800-Brad & Kari Johnson-Remove & replace front porch decking & framing-Oak View Loop
#1801-Michael Eidenschink-40'x80' Pole Shed-Benson Lane

PERMIT STATUS / PROJECTS IN PROCESS / INQUIRIES:

- **Cedar Hill Park Well House:**
  - A permit application has been submitted for a well house for the community well
- **Josh Rasmussen-Accessory Dwelling Unit:**
  - Rasmussen provided a ADU ordinance for the Board to review
  - Rasmussen stated a lot of cities already have passed this because it is getting so expensive to build. This allows parents, grandparents and kids that want to come back to CRV to live to have a place to go and not move in with family members
  - Rasmussen included multiple requirements that would have to be followed including the property owner would have to live in one of the dwellings, the lot could not be split or rezoned, the size of the ADU would be limited and all well and septic requirements would have to be followed
  - Board concerns:
    - How would water and sewer be handled? Anything detached in South Rushford would have to have separate connections any where else would have to be able to handle the additional dwelling
    - Once the family member left the house the house would have to go or if a garage was converted now the vehicles are sitting outside. Rasmussen stated there would have to be off street parking and it would be difficult to tell people they are not allowed to leave their vehicles outside their garage. Johnson stated if a subdivision has a convenance that does not allow vehicles to be parked outside that would be a problem.
    - What would happen to the property tax wise? If you want someone to come live with you get a zoning permit and add onto the house and have a separate entrance, this is already identified in the CRV ordinance
    - Johnson feels there are too many unknowns as to what is going to happen. Already people have built a building and decided to have people live in it but CRV has rules that say you can have one dwelling per property and it you can't manage it anymore and it will get to the point where do you manage it. Rasmussen stated that is why you need to have set rules, Johnson stated CRV has rules but people are not abiding by those
    - Johnson stated he knows what Rasmussen is asking for and he is not completely opposed to it but if all these things are going to be added into an ordinance there has to be a reason for it that will make things better for the people that live here. Rasmussen stated he threw a bunch of ideas out that can be sorted through so it would make sense for CRV
    - Rasmussen stated things are going to turn into generational housing because being able to afford to buy a house right now is hard. McNamer stated CRV is a unique area which makes it difficult because of the State land and the protected land so comparing to other cities has it limits. McNamer felt looking at doing granny flats or in-law suites was appealing because you have skin in the game and you do not have the rental thing was not going on. Air B&B's and VRBO's have been proven across the nation in different communities to really be bad for grocery stores, schools because people are not staying in the area they are just there for a short time and the is where his reservations come in but if he had family that wanted to come back to live and needed a couple of rooms that would be perfect.

- Johnson stated when Jayme Longmire from CEDA looked into this once the family member was no longer living in the second dwelling it would have to be removed. Johnson feels if something is going to be done there has to be more thought put into it other than having it removed, other family could use it or may it would be used for other things. McNamer said it could maybe used for a grandkid going to college that needed a place to live
- McNamer stated community members that he has talked to are concerned about places popping up and there are already things in place to prevent that from happening.
- McNamer stated Rasmussen has provided a lot of good information and there might be some options where a smaller community can be used to get people into housing so they can stay in this area or where kids that have grown up in the area can come back to.
- McNamer's biggest reservation of the ADU is the rental or the money aspect of it. McNamer stated if he had a granny flat he would not charge rent, they would help pay utilities. He does not feel there should be any way it could be rented out and it could state it could not be used for Air B&B, VRBO's or rentals and people will try to take advantage of those uses
- Attached and detached dwellings make a difference. Sometimes the cost of doing the project will be too great and not worth doing. Johnson stated people will find a way to get around things or do not get permits already
- Pettit stated a resident can rent out a room in their house. McNamer stated if the garage is attached and there is a room in it the resident could rent it out but if there is an unattached garage with a room that cannot be rented out because CRV ordinances say you can have only one dwelling per lot and the unattached garage would then be considered a second dwelling. Pettit stated people find a way to get around this by connecting to the house in some way. To be properly attached there should be a frost footing connecting the structures
- Subdivisions covenants need to be followed regardless of what CRV ordinance says. Some people like to live in subdivisions because there are rules that protect them and their expectations. Pettit stated the main thing that would stop Rasmussen is the Laura Lane covenant, he will have to deal with those residents
- Rasmussen stated having a house addition with a separate entrance still allows people to enter the addition and it is not really a separated living quarter, grandkids will enter it. Johnson stated if the grandparents had a separate dwelling in the backyard the grandkids would enter it too.

  - Ebner suggested Rasmussen talk with Les Ladewig about what his plans are for a subdivision. Rasmussen has multiple people asking about lots for sale in CRV.
  - Ebner stated every area is different so one blanket coverage will not fit every area
  - Pettit stated as an administrator all these things need to be talked about when a full board is present, talk with O'Koren and bring suggestions to the Council to consider. Johnson stated a couple of items should be identified to discuss, doing everything at one time would be too much

OTHER:

- **Andrew Hoiness-CEDA**
  - Hoiness reported there is a Taylor Family Farm Emergency Service Grant available the hall/shop generator would be a perfect fit. The grant is a matching grant up to $50,000.00. The grant would cover the cost of the generator, the transfer switch and switching the in-floor heat. The money could be requested for mid 2027 so it could be budgeted for in 2028 with the project being completed in early 2028. There is one year to complete the project once the money has been disbursed. $1,000.00 has been received from the Rushford Community Foundation for this project. This grant could not be used to purchase a backhoe even though the backhoe is used for emergency purposes there is not a specific project it would be used for.

OTHER UPDATES/ MEETINGS:
Next Zoning Board Meeting: October 15, 2026 @ 5:30 pm at CRV Hall Office
Next Council Meetings: September 15, 2026 @ 7:00 pm at CRV Hall Office, September 29, 2026 @ 6:00 pm Fire Dept Mill Rate Meeting at Fire Hall and October 6, 2026 @ 7:00 pm at CRV Hall Office

Motion to Adjourn made by McNamer 2nd by Johnson at 6:42 pm **Recorder:** Mary Miner