

CITY OF VERGAS  
PLANNING COMMISSION MINUTES  
Monday, September 28, 2020  
6:30 pm  
Zoom Meeting

The City of Vergas Planning Commission was held Monday, September 28, 2020 at 6:30 pm on Zoom with the following members present Logan Dahlgren, Robert Jacoby, Van Bruhn, Natalie Fischer and Paul Pinke. Absent: none. Also, present Clerk-Treasurer Julie Lammers, Utilities Superintendent Mike DuFrane, Scott Kolbinger of KLJ, Engineering and Barbie Porter of the Frazee-Vergas Forum.

Meeting called to order by Chairperson Logan Dahlgren at 6:40 pm.

Accept the agenda as presented.

Motion by Pinke, seconded by Fischer to approve the minutes of the August 24, 2020. Voting yes: Pinke, Bruhn, Fischer, Dahlgren and Jacoby. Voting No: none. Motion carried.

**Construction Permits:**

Motion by Pinke, seconded by Bruhn to accept the following construction permits: 110 Co Hwy 35-shingle house, 306 E Frazee Ave – shingle garage and 115 E Lake Street – replace garage. Voting yes: Pinke, Bruhn, Fischer, Dahlgren and Jacoby. Voting no: none. Motion carried.

**Old Business:**

Discussed other nuisance properties. Lammers was asked to send a certified letter to the following properties: Wannabe's (regarding debris). Lammers was asked to send letters to the following properties: 306 E Frazee Ave (regarding unlicensed vehicles and debris in yard) and 110 W Elm St (regarding non-conforming sign) after Utilities Department provides pictures of nuisances. If property owners have concerns, they will be addressed at the October 13, 2020 Council meeting.

Lammers outlined comprehensive plan and questioned planning commissioners on goals for the comprehensive plan to accomplish. The comprehensive plan will incorporate the current housing study and 2019 capital improvement plan.

1. How to make Vergas attractive to young families.
2. What senior needs are not being met? Do we need senior housing?
3. Is there room for expansion? What are the possibilities for expansion? Housing desired? Industry desired?
4. Is rental/multi-family housing needed? If so, what type of housing?
5. What businesses are needed that would be utilized?
6. Is a hotel/motel needed?
7. What does Vergas look like from an outside point of view?
8. What does Vergas need to be a viable "tourist community"?
9. Can Vergas increase winter tourism somehow?
10. What can be done to make Vergas a stronger tourist destination?
11. How to increase community involvement.

12. Support help to make repairs and beautify present homes in Vergas.
13. What does Vergas have to offer people who do not live here?
14. Does Vergas want more traffic?
15. What would a developer see in a comp. plan that would make them want to spend their \$ here?
16. What is the water/sewer capacity of Vergas?
17. Is there a need to annex property into Vergas?
18. What City services will be needed if the City grows? Police, community exercise area...
19. Are there any environmental concerns with growth?

These ideas will be sent to Joel Quanbeck, KLJ Engineering and quote requested for comprehensive plan.

### **New Business:**

Adam and Tara Dresen owners of 88 Park View Drive have requested changes in the City easement drainage on their property. When reviewing the drainage of water in the neighborhood, it looks like most of the block and the ditch next to the road towards Vergas all drain through that single easement. It's clear that when rainfall occurs, the easement cannot contain the water as originally designed. Since this easement is over 10 years old, its difficult to tell whether it was intended to support the growth of the neighborhood. As it stands right now, the easement isn't working and flooding the backyard. Their thoughts are:

- A. Create drainage culvert underneath the easement down to the lake. (Best bet to contain water as three areas are draining in)
- B. Dig a deeper area between rocks in easement all the way down to the lake.
- C. Divert water flow through another location from one or two of the ditches coming in.

Engineer Kolbinger stated he had discussed with them to build a landscaping berm on their property to divert the water. Homeowners were not present for questions and commissioners tabled discussion until they could be present.

Vacant Lot Shop additions were discussed.

### **§ 150.06 COMPLIANCE WITH CODE.**

No person shall erect, alter or replace any structure within the city unless the structure complies with the applicable requirements of this code and the person has obtained a land use permit from the City Clerk certifying compliance with all of the applicable requirements of this code. No person shall use any structure or premises for any purpose other than as permitted by this code, except that lawful nonconforming uses as of the date of the adoption of this code may continue only as provided in M.S. § 462.357, Subd. 1e, as it may be amended from time to time.

**DWELLING UNIT.** Any structure or portion of a structure or other shelter designed as short or long-term living quarters for one or more persons, including rental or time-share accommodations, such as motel, hotel and resort rooms and cabins.

Commissioners agreed if lots with no living quarters want to add onto their buildings they must apply for a variance.

Street Vacation around the ballfield was requested. Motion by Pinke, seconded by Fischer to conduct a Public Hearing regarding a vacation of East Railway Avenue, Nesbitt Avenue, and Lover's Lane on Monday, October 26, 2020 at 6:30 pm. Voting yes: Pinke, Bruhn, Fischer, Dahlgren and Jacoby. Voting no: none. Motion carried.

Lammers reviewed the request to move the parcel lines along Pelican Avenue due to property lines going through buildings. Council is discussing giving City property along the back of parcel 82000990136000 to make up for the land they will use along Pelican Avenue. Glen Street will remain a 66-foot roadway.

Discussed when the planning commission would like to allow the CDH-Vergas Fire Department to burn the house located on the City property located on Lake Street property. Dahlgren stated he would discuss with the Fire Chief about the training burn. DuFrane stated he would like to remove the furnace and windows to sell at auction.

**Follow Up Actions:**

Lammers to discuss Vergas Truck Route and parking on 1<sup>st</sup> Avenue with County Engineer. Street vacation around the ballfield.

Quote for comprehensive plan-will be provided at the November 23, 2020 meeting.

**Actions Completed and Removed from Follow up:**

Planning commissioners on goals for the comprehensive plan to accomplish.

The next meeting will be October 26, 2020 at 6:30 pm.

Meeting adjourned at 7:00 pm.

Secretary,

Julie Lammers, CMC  
Clerk-Treasurer  
City of Vergas