

CITY OF VERGAS PLANNING COMMISSION MINUTES

Thursday, September 8, 2022

6:00 pm

Event Center & Zoom Meeting

The City of Vergas Planning Commission was held on Thursday, September 8, 2022, at 6:00 pm as a hybrid meeting with the following members present: Bruce Albright, Van Bruhn, Robert Jacoby, Neil Wothe and Paul Pinke. Absent: none. Also present: Clerk-Treasurer Julie Lammers, Utilities Superintendent Mike DuFrane, Kyle Schrupp, Neil Strawhorn, Steve Odegard, Robin Hanson, Carol Albright, Jeff Hatlewick, Elliot Steinbrink, Maria Roesch, Carol Sharp, Ronola Richards, Shane Poss, Judith Jacobs and George Jacobs.

Public Hearing – Zoning Map

Chairperson Bruce Albright opened the public hearing at 6:00 pm and reviewed the request for the changes in the current zoning map from residential to commercial properties.

Maria Roesch, Relator and Elliot Steinbrink, proposed contractor for property located on parcel 82-000-50-0027-009 reviewed project being proposed on parcel 82-000-50-0027-009. They would like to build an office building in the spring of 2023 and expand to commercial condos in the future. Parcels are approximately 6.6 acres. This area is currently not served by city water and sewer and citizens questioned if water and sewer would be brought into the area. City Council will need to make this decision in the future regarding water and sewer – this does not pertain to zoning. Roesch stated there is currently a well on the property. Bruce Albright reviewed the need for property to be built in compliance with both the City of Vergas zoning ordinances and the shoreline ordinance as it is within 500 feet of Loon Lake. Carol Albright expressed concerns about commercial property being so close to residential homes. Kyle Schrupp questioned the amount of people being brought into the area and how many condos would fit on this property. Steinbrink stated this building will be set up to be aesthetically pleasing and will plant trees to limit impact. Neil Strawhorn stated the zoning requirements is part of the reason people want to live in Vergas; it is not good for the community to have individual parcels zoned differently than neighboring properties. Poss questioned if parcel 82-000-50-0027-008 would also be changed? Roesch stated they would like to change both lots to commercial. To change the second parcel another hearing will need to be held. This hearing may only decide the change on parcel 82-000-50-0027-009.

Chairperson Bruce Albright closed the public hearing at 6:35 pm.

Call to Order

Chairman Bruce Albright called meeting to order at 6:36 pm.

Agenda Additions and Deletions

Approved agenda as with following additions: construction permits, grade and fill permits and location of shed at 311 Park View.

Construction Permits

Approved Permits by City Clerk-Treasurer

Veteran's Memorial Park sign.

Construction Permits

Veterans Memorial Park located at 230 Frazee Avenue to add concrete to parking area and install sprinkler system. Sprinkler system will need to be approved by Council before they are able to install on City property using city water. Motion by Pinke, seconded by Jacoby to approve construction permit with sprinkler system allowed if council approves. Motion passed unanimously.

1156 Frazee Avenue to add patio and hot tub concrete slab 25x20 feet behind garage. Motion by Bruhn, seconded by Pinke to approve construction permit for 1156 Frazee Avenue. Motion passed unanimously.

Grade and Fill Permit

1130 E Scharf Avenue is requesting a grade and fill permit for an area 108 in length, 75 in width and 2 in depth. Motion by Jacoby, seconded by Pinke to approve grade and fill permit for 1130 E Scharf with no work to be done below the ordinary high-water mark without MN DNR permit. Motion passed unanimously.

311 Park View

Property owners have placed a shed within 10 feet of the property line and directly over the sewer line. Motion by Pinke, seconded by Jacoby to send letter requesting the shed be moved. Motion passed unanimously.

Zoning Map

Discussed conditional use permits within the City, commissioners asked Lammers to provide list of conditional use permits issued within the city of Vergas. Motion by Jacoby, seconded by Wothe to continue conditional use permit for parcel 1149 Frazee Avenue. Motion passed unanimously.

Robin Hanson, owner of property located at 325 E Frazee Avenue explained they would like to use their property to store Hanson's Plumbing and heating vehicles. Motion by Pinke, seconded by Bruhn to deny zoning change at 325 E Frazee Avenue but would recommend approval of a conditional use permit. Motion passed unanimously.

Parcel 82-000-50-0027-009 and parcel 82-000-50-0027-008. Motion by Pinke, seconded by Jacoby to hold a public hearing on conditional use and zoning of these two parcels on Monday, September 26, 2022 at 6:30 pm. Motion passed unanimously. Motion by Jacoby, seconded by Pinke to deny change of zoning map for parcel 82-000-50-0027-009 to commercial use and requested they apply for conditional use permit for both parcels. Motion passed unanimously.

Mark Sand and Gravel Variance

Mark Hatlewick explained the need for a variance at the Mark Sand and Gravel pit as they have been out of compliance since the ordinance was adopted in 2017. Albright stated the commission may want to look at updating the ordinance instead of granting the variance. Active mining is 28.3 acres and the ordinance states only 10 acres can be mined. Commissioners upheld decision made on August 22, 2022 to deny the variance.

Comprehensive Plan

Lammers provided a copy of the Vergas 2036 Comprehensive plan to every member of the planning commission. The plan is also available in their packets and online at www.cityofvergas.com.

Motion by Jacoby, seconded by Bruhn to recommend to Council to deny the variance. Motion passed unanimously.

Meeting adjourned at 7:55 pm.

Secretary,
Julie Lammers, Vergas City Clerk-Treasurer

Follow Up Actions:

350 Pelican Avenue construction assessment (Tanya at Otter Tail County HRA)

Snow emergency routes.

Review camper ordinance.

Review and update Developers Notice Procedure

Review and update Ordinance 85 regarding culverts.

Review and update Gravel Pit ordinance.

Council recommendations:

Deny variance to Mark Sand and Gravel.

Approve Conditional Use Permit for 325 E Frazee Avenue.