

City of Vergas Planning Commission Minutes  
Monday, April 28, 2025  
6:00 pm  
Government Services Building and Zoom

The City of Vergas Planning Commission held two public hearings on Monday, April 28, 2025, on Zoom and at the Vergas Government Services Building with the following members present: Alex Ohman, Bruce Albright, Jim Courneya, Shane Hasse and Rebecca Hasse. Absent: None. Also present: Clerk-Treasurer Julie Lammers and Utilities Superintendent Mike DuFrane; citizens: James Stenger, Dwight Lundgren and Duane Ditterich.

Public Hearing regarding a variance for the placement of a structure at 116 Park View Drive.

Chairman Ohman opened the public hearing at 6:00 pm

Lammers explained the project. There were no public comments.

Ohman closed the hearing at 6:02 pm.

Public Hearing regarding a variance for the placement and height of a fence at 1210 E Frazee Ave

Chairman Ohman opened the public hearing at 6:02 pm

Albright explained the project. Hedge with buckhorn plantains will be removed and replaced with a 6-foot fence 6 inches from the right-of-way line. The county setback is 20 feet, which is impossible on this property. Dwight Lundgren commented that the planning commission is issuing a lot of variances recently, and they want to review the ordinances.

Ohman closed the hearing at 6:04 pm.

The City of Vergas Planning Commission held a regular hybrid meeting on Monday, April 28, 2025, on Zoom and at the Vergas Government Services Building with the following members present: Alex Ohman, Bruce Albright, Jim Courneya, Shane Hasse and Rebecca Hasse. Absent: None. Also present: Clerk-Treasurer Julie Lammers and Utilities Superintendent Mike DuFrane; citizens: James Stenger, Dwight Lundgren and Duane Ditterich.

#### **Call to Order**

Chairman Ohman called the meeting to order at 6:05 pm.

#### **Agenda Additions and Deletions**

Motion by Albright, seconded by R. Hasse, to approve the agenda with the following additions: variance for fence, variance for shed location and city property located on both sides of municipal building at 111 Main St. Motion passed unanimously.

#### **Minutes**

Motion by Ohman, seconded by Albright, to approve minutes for March 24, 2025. Motion passed unanimously.

#### **Status of Council Recommendations**

No items were presented to the city council for recommendations.

#### **Construction Permits.**

##### Permits to be approved.

##### *Construction*

Motion by Courneya, seconded by S. Hasse, to approve the removal of the existing addition and replace it with a new one at 125 1<sup>st</sup> Avenue. Motion passed unanimously.

Motion by Albright, seconded by Courneya, to approve the permit for a new home at 210 Eva Street. Motion passed unanimously.

Motion by Ohman, seconded by R. Hasse, to approve the doors, windows, skirting on deck, and driveway permit for 316 E Frazee Avenue. Motion passed unanimously.

Motion by R. Hasse, seconded by Courneya, to approve the doors and deck permit for 110 W Elm Street. Motion passed unanimously.

Motion by Courneya, seconded by Albright, to approve enclosing the existing level permit for 131 1<sup>st</sup> Avenue. Motion passed unanimously.

Motion by Albright, seconded by R. Hasse, to approve permit for a new home at 230 Eva Street Motion passed unanimously.

Motion by Albright, seconded by R. Hasse, to approve permit for a new home and garage at 411 Diane Avenue. Motion passed unanimously.

*Grade and Fill*

Motion by Ohman, seconded by R. Hasse, to approve Class 5 graveled driveway at 316 E Frazee. Avenue. Motion passed unanimously.

**New Business**

Lammers reviewed properties in violation of the Local Government Units (LGU). Discussed allowing Otter Tail County to administer LGU. Motion by R. Hasse, seconded by Ohman, to recommend to the Council to pass a resolution making the Vergas LGU administration Otter Tail County. Motion passed unanimously.

Motion by Albright, seconded by Ohman to schedule a public hearing on Interim Use Permit for gravel pit on Monday, May 19<sup>th</sup> at 6 pm. Motion passed unanimously. Commissioners asked Lammers to contact Widseth regarding the gravel pit report and see if it would be available on the 19<sup>th</sup>.

Motion by Albright, seconded by Courneya to move the May planning commission meeting to Monday, May 19 immediately following the public hearing due to Memorial Day being on our current meeting date. Motion passed unanimously.

**Variance for Shed**

Motion by Albright, seconded by Courneya to grant a variance to 116 Park View Drive for shed to be placed 1-2 feet from property line with signature of neighboring property owner not having concerns with shed placement. Motion passed unanimously.

**Variance for Fence**

Motion by Ohman, seconded by Courneya to allow 6-foot fence placed 6 inches from right-a-way line as allowed by city ordinance but not by county ordinance. Voting yes; S. Hasse, R. Hasse, Courneya and Ohman. Voting No: none. Abstain: Albright. Motion carried.

**City Property on both sides of Municipal Building (111 Main St)**

Discussed the green turtle (child) sign located on city property at 111 Main Street. Ditterich explained the need for traffic to slow down as the door on Altona Square used for the grocery store has almost been hit many times. Lammers explained the city attorney has stated the sign can be there with city permission and with a sign permit. DuFrane stated they may want to consider moving his door, as a lot of traffic drives between the grocery store and the liquor store. Commissioners asked Ditterich to get a sign permit. Motion by R. Hasse and seconded by Courneya to waive the sign permit fee of \$30.00. Motion passed unanimously. Lundgren reviewed the city property on both sides of the liquor store building and stated he had three offers to purchase. (The City Office has never received an offer.) Commissioners agreed this is an Economic Development item, and Lammers can let them know the planning commission has been discussed with no major concerns by the planning commission members.

**Old Business**

Nuisance Properties

Commissioners discussed multiple properties. Motion by Albright, seconded by S. Hasse, to have Lammers send letters to the attached list of nuisance properties. Motion passed unanimously.

**Adjournment**

Motion by Courneya, seconded by S. Hasse, to adjourn at 7:25 pm. Motion passed unanimously.

Secretary,

Julie Lammers, CMC

Vergas City Clerk-Treasurer

Council Recommendations:

Approve resolution for County to be the Vergas Local Government Unit (LGU).

Planning Commission  
2025 Nuisance Letters

Parcel Number	Owner	Rentor	Address	Mailing Address	City	State	Zip	Reason for Letter	DATE Planning Commission requested	Date Letter Sent	Responses	DATE Planning removed	Date Second Letter Sent
82000500009000	Michelle Vana	The Homestead Inn	606 E Frazee Ave		Vergas	Mn	56587	Debris in yard, Unlicensed vehicles	4/28/2025	4/24/2025	Stated everything is cleaned up and he his selling vehicles		
82000500009002	Michelle Vana	Estate of Otto Wenzel	600 E Frazee Ave		Vergas	Mn	56587	Debris in yard, Unlicensed vehicles	4/28/2025	4/25/2025	Stated everything is cleaned up and he his selling vehicles		
82000500016000	Terry Engel		491 Town Line Rd S	31172 Acorn Lake RD	Frazee	MN	56544	2 buildings falling down The machine shed and the dairy barn are falling down	4/28/2025	4/26/2025	Coming to meeting		
82000500020000	James Sandau		1001 Town Line Road		Vergas	MN	56591		4/28/2025	4/27/2025	Coming to meeting		
82000990045000	Joyce Penney	PO Box 161	120 E Elm St		Vergas	MN	56592	Shed with broken windows, debris	4/28/2025	4/28/2025	Does not feel she has debris and no broken windows		
82000990046000	Bj's Real Estate	James & Pam Bracken	130 E Elm St	3200 11th St S Unit 113	Fargo	ND	58104	Debris in yard, Unlicensed vehicles	4/28/2025	4/29/2025			
82000990070001	Dean Haarstick		160 S 1st Ave	PO Box 160	Vergas	MN	56589	Debris in backyard	4/28/2025	4/30/2025			
82000990077000	Pam Franklin		260 1st Ave S	PO box 205	Vergas	Mn	56587	Debris in yard	4/28/2025	5/1/2025			
82000990110000	Brandon Lemmon	PO Box 62	213 Main St W		Vergas	MN	56589	Debris in yard, screen door	4/28/2025	5/2/2025			
82000990114000	Dillion Oien & Jenny Collins		260 W Linden St		Vergas	MN	56587	Debris	4/28/2025	5/3/2025			
82000990120000	Clifford Moe		101 E Mill Street	PO Box 242	Vergas	MN	56587	Dog Feces, debris in yard	4/28/2025	5/4/2025			
82000990124001	Merel Kvam		341 Unit Ave		Vergas	MN	56593	Safety hazard, garage falling down	4/28/2025	5/5/2025	Removing building - 30 days		

Planning Commission  
2025 Nuisance Letters

Parcel Number	Owner	Rentor	Address	Mailing Address	City	State	Zip	Reason for Letter	DATE Planning Commission requested	Date Letter Sent	Responses	DATE Planning Commission removed	Date Second Letter Sent
82000990127000	Tony Licence		350 S Pelican Ave	PO Box 82	Vergas	MN	56588	Debris in yard	4/28/2025	5/6/2025			
82000990130000	Danial Hoard		390 S Pelican Ave		Vergas	Mn	56587	Debris in yard, Unlicensed vehicles	4/28/2025	5/7/2025	Stated everthing is cleaned up and vehicles licensed		
82000990170000	Benjamin Lankow		339 E Frazee Ave		Vergas	MN	56590	Debris in yard, brush pile, roof	4/28/2025	5/9/2025	Getting a contractor to repair roof - 30 days		