

City of Vergas Planning Commission Minutes  
Monday, May 18, 2026 at 6:00 PM  
Government Services Building and Zoom

The City of Vergas Planning Commission held a regular hybrid meeting on Monday, May 18, 2026, on Zoom and at the Vergas Government Services Building.

2026	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Alex Ohman, Chair	A	P	P	P	P							
Bruce Albright, Liaison	P	P	P	P	P							
Dave Johnston, Member	P	P	P	P	P							
Rebecca Hasse, Member	P	P	P	A	A							
Jim Courneya, Member	P	A	P	P	P							
Julie Lammers, Clerk-Treasurer	P	P	P	P	P							
Mike Dufrane, Utilities Superintendent	P	A	A	A	P							

*P: Present. A: Absent N/A: No Meeting*

Present in person: Employees of Mark Sand and Gravel Brianne Balcer.

Present via zoom: Citizen James Stenger and Jeff Iphone; Employee of Mark Sand and Gravel Brandon Brusven and Engineer Blaine Green of Widseth.

**Call to Order**

Chair Ohman called the Planning Commission meeting to order at 6:00 PM.

**Agenda Additions or Deletions**

City Ordinance Update, was removed from the agenda.

Motion by Albright, seconded by Johnston, to approve the agenda as amended. The motion passed unanimously.

**Minutes**

Motion by Albright, seconded by Courneya, to approve the minutes from April 27, 2026 with noted corrections. The motion passed unanimously.

**Status of Council Recommendations**

None.

**Construction Permits**

**Active Construction Permits**

Lammers reported that several permits on the active list had been renewed in recent weeks, as indicated by dual dates on the permit list. No permits have been fully completed. Albright noted that he and another Commissioner intended to conduct site visits prior to the June meeting to review and close out applicable permits.

**Construction Permits Approved by Clerk**

***124 Main St, New Roof***

Lammers confirmed that the new roof permit for 124 Main Street had been approved. No further action was required.

**Construction Permit Applications**

***401 W Lake St – Deck***

Lammers presented the permit application for a deck at 401 West Lake Street, noting that the structure would be situated within the footprint of the property with approximately 40 feet of setback on each side. No setback or zoning issues were identified.

Motion by Ohman, seconded by Courneya, to approve the construction permit for a deck at 401 West Lake Street. The motion passed unanimously.

## **Old Business**

### **Interim Use Permit — Mark Sand & Gravel**

Green appeared via Zoom to present his site inspection report for Mark's Sand and Gravel. He provided the following executive summary:

- **Screening:** Trees on site are growing well and being maintained.
- **Access Roads:** Access roads are in good condition; a previously paved entrance has helped reduce dust onto the roadway.
- **Slopes:** All slopes meet the required standards.
- **Setbacks:** Setback noncompliance remains the primary ongoing issue, inherited from prior ownership. Approximately 1.21 acres remain noncompliant, consistent with the prior year's figures. However, Green noted that the operator has hauled an estimated 28,000 cubic yards of material off-site between 2025 and 2026, and piles appear to be actively shifting southward toward the noncompliant zones, indicating a meaningful effort to achieve compliance.

Green concluded that, while noncompliance in those areas persists, the operator's actions are consistent with stated intentions to make progress, and he stated he had no objection to issuing the permit for the coming year. Albright noted that the full written report would be distributed to both the City and Mark's Sand and Gravel upon completion.

Motion by Albright, seconded by Courneya, to issue the 2026 Interim Use Permit to Mark's Sand and Gravel for operation covering the period of June 1, 2026 through May 31, 2027. The motion passed unanimously.

### **Nuisance Properties**

#### ***350 South Pelican Avenue — Garage Removal Authorization***

Lammers advised that the property owner at 350 South Pelican Avenue had signed a consent form authorizing the City to remove the dilapidated garage. The City Attorney requested a formal motion from the Planning Commission recommending that the City Council proceed with abatement of the property. Lammers indicated she would move the matter from the consent agenda to a committee item for the following day's council meeting and would present bid information, including an estimate from a private contractor and an approximate cost for City crews.

Motion by Ohman, seconded by Courneya, that the garage at 350 South Pelican Avenue has not been cleaned up, that it still needs to be removed, and recommending that the City Council proceed with abatement of the property. The motion passed unanimously.

#### **Nuisance Property Inspections — General Review**

Albright and Johnston reported that they had conducted inspections throughout the City earlier in the day and compiled a list of properties warranting notice letters. The following properties and concerns were identified:

- **Vergas Ford Equipment property:** Two tractors and associated equipment stored in the front yard. The property is zoned commercial, prompting discussion regarding what outdoor storage standards apply. It was noted that a conditional use permit is required for outdoor storage incidental to a principal use on commercial property (City Code §151.25(D)(3)). The primary businesses operating from the property do not appear to have a functional use for the equipment stored.
- **Red car at Skai:** Vehicle observed with an expired license plate (February 2026).
- **West Lake Street (hilltop property):** Multiple unlicensed vehicles observed, including a school bus, which would be subject to vehicle licensing requirements.
- **130 East Elm Street:** Garbage and discarded items present in both the front and rear yards; general cleanup needed. This property has appeared on prior nuisance lists.
- **161 S 3rd Ave:** An ice fish house has been parked in the front yard, which City Code prohibits for periods longer than 24 hours unless more than 100 feet from the front property line.
- **201 W Hill St:** Approximately six partial or shell vehicles observed on the property. City Code §92.19 limits outdoor storage of vehicles on residential property to a maximum of four, and requires vehicles to be in operating condition and properly licensed. A letter was deemed appropriate.

- **306 E Frazee Ave:** Discussed regarding vehicles and heavy equipment, ordinance violation City Code §92.19 limits outdoor storage of vehicles on residential property to a maximum of four, and requires vehicles to be in operating condition and properly licensed was identified items given the configuration of the property.
- **840 East Sharf Avenue:** A camper appears to be connected to water and sewer on the residential property. Construction materials, including lumber, have also been stored on site for an extended period, potentially in violation of the ordinance prohibiting outdoor storage of building materials on residential property unless screened from public view.
- **390 S Pelican Ave:** Two vehicles parked along the tree line that have not appeared to move; licensing status uncertain. History indicates the owner has typically come into compliance upon receiving notice.

The following properties were discussed but not included in the initial letter round:

- **Parcels 82000990120001 and 82000990120002:** Various equipment and materials stored on the lot(s), including a snowplow, snowblower, and tractor attachment. The Commission could not identify a clear ordinance violation for all items, as some may be customary for residential use. The matter was tabled pending further review.
- Various other properties were discussed in passing, including a property associated with a dilapidated barn, for which letters had already been sent in a prior cycle.

An anonymous letter received by the City referencing two specific properties was acknowledged but not acted upon as both properties were already in the General Review.

Motion by Ohman, seconded by Courneya, to send initial nuisance notice letters to all properties identified by Albright and Johnston during their inspection. The motion passed unanimously.

Motion by Albright, seconded by Ohman, to table the matter of Parcels 82000990120001 and 82000990120002 pending further investigation. The motion passed unanimously.

#### **New Business**

None.

#### **Adjournment**

Motion by Courneya, seconded by Johnston, to adjourn the meeting at 6:42 PM. The motion passed unanimously.

Recorded by Rachel Nustad (assisted by ClerkMinutes)

Secretary,  
Julie Lammers, CMC  
Vergas City Clerk-Treasurer

#### **Council Recommendations**

Recommend to City Council that the garage at 350 South Pelican Avenue has not been cleaned up, that it still needs to be removed, and proceed with abatement of the property.

#### **Follow Up Actions**

- **Albright:** Investigate further the situation at Merle Quam's property (behind Cliff Moe's) to determine if the stored items violate residential ordinances before sending a letter. And visit the property owner to discuss the items stored on his property as part of the ongoing investigation.
- **Lammers:** Obtain a bid for removal of the garage at 350 South Pelican Avenue and provide cost estimates for both contractor and city options.
- **City Office Employees:** Send initial letters to property owners identified as having potential ordinance violations (as discussed and listed during the meeting), referencing relevant city ordinances and requesting compliance or contact with the Commission.