

City of Vergas Planning Commission Minutes
Monday, August 24, 2026 at 6:00 PM
Government Services Building and Zoom

The City of Vergas Planning Commission held a regular hybrid meeting on Monday, August 24, 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	A	P	P				
Bruce Albright, Liaison	P	P	P	P	P	P	A	P				
Dave Johnston, Member	P	P	P	P	P	P	P	P				
Rebecca Hasse, Member	P	P	P	A	A	P	P	A				
Jim Courneya, Member	P	A	P	P	P	P	P	P				
Julie Lammers, Clerk-Treasurer	P	P	P	P	P	P	P	P				
Mike Dufrane, Utilities Superintendent	P	A	A	A	P	P	P	P				

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

Present via Zoom: Citizen; James Stenger.

Present in person: Citizens; Rhonda Ueke, Keith Sandau and Dean Haarstick.

Call to Order

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

Agenda Additions or Deletions

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

Minutes

Motion by Courneya, seconded by Johnston, to approve the minutes from July 27, 2026. The motion passed unanimously.

Status of Council Recommendations

130 E Elm St

Lammers reported that, following the Planning Commission's prior action to refer the nuisance property at 130 E Elm Street to the City Attorney, the attorney drafted formal letters that were delivered to the property owner, property manager, and renter. The deadline for full cleanup is September 1st. If the property is not remediated by that date, a public hearing is scheduled for September 8th, after which the Council will determine how to proceed, including potentially contracting cleanup services.

Vice Chair Albright noted that he had driven by the property on his way to the meeting and confirmed it had not yet been cleaned up. Lammers reported that the renter had spoken with her, indicating he had encountered difficulties but intended to have the property cleaned up by the coming weekend with the help of additional assistance. The Commission acknowledged that this has been a recurring issue and that the established course of action would be allowed to proceed.

Permits

Active Construction Permits

Albright and another member indicated they had not yet conducted a review of active construction permits. Lammers noted that two permits with confirmed completions had already been administratively closed. Albright committed to completing a permit inspection walkthrough prior to the September meeting.

Construction Permit Applications

Clerk Approved

500 S Pelican Ave. — 3 Windows

Lammers confirmed that the permit for three window replacements at 500 S Pelican Ave. had been administratively approved.

Needing Approval

380 S. Pelican Ave — Remove Concrete and Replace Deck

Lammers presented a permit application for 380 S Pelican Ave for the removal of crumbling concrete fieldstone steps and an existing deck, and replacement with a new wood deck. It was confirmed that the replacement structure would remain within the existing footprint, requiring no additional land area.

Motion by Albright, seconded by Ohman, to approve the construction permit for 380 S Pelican Ave. The motion passed unanimously.

Haarstick joined the meeting.

Old Business

Nuisance Properties

Resident, Keith Sandau, appeared before the Commission to raise concerns regarding a nearby property. The discussion involved ongoing cleanliness issues related to demolition derby vehicle preparation activities occurring on the property. The property owner, Rhonda Ueke, also attended the meeting after learning that photographs of the property had been taken by the City.

Ueke acknowledged that the property had been in poor condition at times and expressed her commitment to addressing the cleanup. She explained that her 14-year-old son has been working on demolition derby vehicles as a hobby and passion, noting that this was the fourth vehicle worked on during the summer. She stated that the front yard had been cleaned up and that remaining items along the side of the garage, including an axle to be cut up, would be addressed. She also indicated that she requires her son to stop noisy work by 6:30–7:00 PM and to be respectful of neighbors' schedules.

Sandau raised concerns about debris, broken glass, noise, and vehicles encroaching on his property line. He noted a prior survey had been conducted and that a property line dispute exists. Albright reviewed the county map during the discussion and noted the boundary relationship between the two properties. He advised that Sandau could place survey stakes or markers to identify his property line, and that a formal fence permit application, accompanied by a copy of the recorded survey, could be filed with the City Clerk for consideration at a future meeting.

The Commission discussed the nature of the complaint — distinguishing between general yard cleanliness and the inherent clutter associated with demolition derby vehicle preparation — and noted that no formal nuisance action was currently pending against this specific property. Albright, refraining from making a motion due to his familial relationship with the property owner, suggested the matter be tabled for 30 days to allow time for voluntary cleanup and improvement.

The Commission agreed by consensus to revisit the matter at the September 28, 2026 meeting.

Additional nuisance properties were briefly reviewed. The Commission agreed to allow an additional month for follow-up on one property, as a planned site visit by Ohman had not yet occurred. Updates on other listed properties included:

- Collected license plates had been placed on older trucks as required; the property was noted as compliant.
- No campers were found at 431 Lake Street upon inspection; that item was cleared from the list.
- 306 E Frazee Ave — a fence permit has been submitted, but the work has not started; the Commission agreed to follow up.
- 840 Scharf — a camper and green yard concern remains unresolved after nearly two years and one letter sent. Ohman indicated he would contact the property owner directly. Lammers was directed to send a follow-up letter.

City Ordinance Update

Sign Ordinance

Railway Ave — Remax Sign

W Lake St. — Lots for Sale Sign

Lammers reported that complaints had been received regarding two permitted signs: a sign on Railway Ave associated with a real estate office (formerly Summers Construction, now under new ownership), and a for-sale sign on West Lake Street directing traffic

toward the Glenn St development. She noted that both signs had been issued permits and, upon her review, neither appeared to be in violation of the current sign ordinance. She brought the matter to the Commission to confirm her interpretation.

Albright affirmed the Commission's responsibility to enforce the ordinance as written — no more and no less — and noted that if neither sign is in violation, the Commission's role is complete. The Commission concurred with Lammers's assessment that both signs are compliant. It was suggested that residents with aesthetic objections may choose to raise them directly with the respective sign owners, but that no regulatory action by the Commission was warranted.

Regarding the Grass Violation letters, Clerk Lammers presented a revised pamphlet-style format that the Council had already approved for use. The Commission reviewed it and noted minor corrections needed, including aligning the compliance timeframes stated on the front and back of the pamphlet (12 days vs. 7 business days) and correcting "and" to "and/or" in one section. The Commission expressed a preference for maintaining the existing letter format for general nuisance notices rather than adopting the pamphlet format for all violations, given the need to customize content per ordinance. Lammers confirmed she would make the noted corrections to the Grass Violation pamphlet.

New Business

None.

Adjournment

Motion by Ohman, seconded by Courneya, to adjourn the meeting at 6:45 PM. The motion passed unanimously.

Recorded by Rachel Nustad (assisted by ClerkMinutes)

Secretary,

Julie Lammers, CMC

Vergas City Clerk-Treasurer

Council Recommendations

None.

Follow Up Actions

- Lammers: Follow up with the property owner/manager/renter of 130 East Elm Street regarding the nuisance property cleanup by September 1st, and prepare for a public hearing on September 8th.
- Ohman: Contact the owner of the camper at 840 Sharp regarding the camper and debris in the yard.
- Lammers: Correct the wording in the grass violation pamphlet.
- Albright and Courneya: Conduct construction permit inspections and clean up the permit list before the next meeting in September.
- Planning Commission: Revisit the nuisance property issue involving demo cars and cleanup at the neighbor's property in 30 days to assess progress.