

City of Vergas Planning Commission Minutes  
Monday, March 24, 2025  
6:00 pm  
Government Services Building and Zoom

The City of Vergas Planning Commission held a regular hybrid meeting on Monday, March 24, 2025, on Zoom and at the Vergas Government Services Building with the following members present: Alex Ohman, Bruce Albright, Jim Courneya, and Rebecca Hasse. Absent: Shane Hasse. Also present: Clerk-Treasurer Julie Lammers and Utilities Superintendent Mike DuFrane.

**Call to Order**

Chairman Ohman called the meeting to order at 6:00 pm.

**Agenda Additions and Deletions**

Motion by Ohman, seconded by Courneya, to approve the agenda with the following additions: fence permit and nuisance. Motion passed unanimously.

**Minutes**

Motion by Courneya, seconded by Ohman, to approve minutes for February 24, 2025. Motion passed unanimously.

**Status of Council Recommendations**

No items were presented to the city council for recommendations.

**Construction Permits**

Motion by Ohman, seconded by Hasse, to schedule a public hearing on April 28, 2025, at 6:00 pm for a fence on the property at 1210 E Frazee Ave. Motion passed unanimously.

Motion by Ohman, seconded by Hasse, to approve the approach with culvert permit at 96 Park View Drive. Motion passed unanimously.

Motion by Courneya, seconded by Ohman, to approve the siding and doors permit for 110 S Railway Ave. Motion passed unanimously.

**New Business**

No new business discussed.

Bruce Albright joined the meeting.

**Old Business**

A. Zoning Map C-2 update. Motion by Ohman, seconded by Courneya, to change the zoning in Vergas to add C-2 areas. Motion passed unanimously. The committee requested that both 1349 Frazee Ave and the corner of County Highway 35 and County Highway 4 be changed to C-2.

B. Attached Accessory Structures. Motion by Albright, seconded by Ohman, to accept new language for ordinance 151.21.F.1 as follows:

(1) *Building requirements: attached garages*. No garage attached to the dwelling unit shall exceed 40% of the total area of the building. Motion passed unanimously.

**Nuisance**

Motion by Ohman, seconded by Albright to have certified letters sent to all residents with unlicensed animals. Motion passed unanimously.

The Committee discussed nuisance property tours. Commissioners are to tour the city alone or with DuFrane before next month's meeting to send letters to property owners. A green child sign on city property is located by Ditterich Grocery Store without a sign permit. Traffic between the liquor and grocery stores needs to be slowed. The committee discussed placing a speed bump between buildings. Ohman stated he would talk with Duane Ditterich regarding the sign needing a permit.

**Adjournment**

Motion by Hasse, seconded by Courneya, to adjourn at 6:42 pm. Motion passed unanimously.

Secretary,

Julie Lammers, CMC

Vergas City Clerk-Treasurer

*Follow-up actions:*

Lammers updates ordinances.

Council Recommendations:

Add C-2 to the zoning map.