

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 1st 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 1st 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 19th 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 19th.

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).