

City of Vergas Planning Commission Minutes

Monday, May 19, 2025

6:00 pm

Government Services Building and Zoom

The City of Vergas Planning Commission held a public hearing on Monday, May 19, 2025, on Zoom and at the Vergas Government Services Building with the following members present: Alex Ohman, Bruce Albright, Jim Courneya, and Shane Hasse. Absent: Rebecca Hasse. Also present: Clerk-Treasurer Julie Lammers; citizens: Dwight Lundgren, Terry Engel, Rosemary Sandau, and Mark Sand and Gravel employees Jeff Hattlewick, Brianne Balcer, and Brandon Brusven.

Public Hearing regarding an interim use permit for a gravel pit.

Chairman Ohman opened the public hearing at 6:00 pm

The committee and attendees made introductions.

Albright reviewed the permitting process.

Jeff Hattlewick, Vice President of Mark Sand and Gravel, reviewed activity at the plant. The crusher has already been at the plant and will only return if they secure jobs in the area.

Rosemary Sandau inquired about the hours of operation, which are 7:00 am to 7:00 pm.

Ohman closed the hearing at 6:07 pm.

The City of Vergas Planning Commission held a regular hybrid meeting on Monday, May 19, 2025, on Zoom and at the Vergas Government Services Building with the following members present: Alex Ohman, Bruce Albright, Jim Courneya, and Shane Hasse. Absent: Rebecca Hasse. Also present: Clerk-Treasurer Julie Lammers; citizens: Dwight Lundgren, Terry Engel, Rosemary Sandau, and Mark Sand and Gravel employees Jeff Hattlewick, Brianne Balcer, and Brandon Brusven.

Call to Order

Chairman Ohman called the meeting to order at 6:08 pm.

Agenda Additions and Deletions

Motion by Albright, seconded by Ohman, to approve the agenda as with the addition of a parcel lot change. The motion passed unanimously.

Minutes

Motion by Albright, seconded by Courneya, to approve minutes for April 28, 2025. The motion passed unanimously.

Status of Council Recommendations

Albright stated that both C-2 zoning and Mn Wetland Conservation Ave – the Council approved Local Government Units.

Construction Permits.

Active Construction permits

Albright and Courneya will review active permits for next month's meeting.

Approved by Clerk-Treasurer

Windows at 401 Pelican Avenue

Permits to be approved.

Construction

Motion by Ohman, seconded by Hasse, to approve the 10x18 shed permit for 511 Glenn Street. The motion passed unanimously. Motion by Ohman, seconded by Hasse, to approve permit for driveway replacement at 500 South Pelican Avenue. The motion passed unanimously.

Grade and Fill

Motion by Albright, seconded by Courneya, to approve grade and fill permits for 465 Oak Circle, 461 S Pelican Avenue, and 409 Diane Avenue, doubling the permit fee for Diane Avenue as they began working before the permit was issued. The Motion passed unanimously.

No permit has been applied for the grocery store sign discussed at last month's meeting. Ohman stated he would go and speak with Dittrich regarding permit.

New Business

Parcel Lot Split

Josh Hanson has requested a lot split on parcel 82000990312000. This would involve removing 40 feet of property from parcel 82000990312000 and adding it to parcel 8200099031300. Motion by Albright, seconded by Ohman, to approve the lot change. The motion passed unanimously.

Old Business

Interim Use Permit The planning commission discussed the annual engineering report, which is still pending, and noted that the pit's reclamation progress continues with waste material being stacked against the south bank. The commission agreed to review the interim use permit at their June meeting after receiving the engineering report. Motion by Albright, seconded by Ohman, to give Mark Sand and Gravel a 30-day extension on the current permit. Harrlewick stated Mark Sand and Gravel would agree to the extension and allow the planning commission to review the permit at the June meeting. The motion passed unanimously.

Nuisance Properties

The commission reviewed the nuisance properties from last month's spreadsheet. Rosemary Sandau discussed the deteriorating state of her property and the challenges she faces in addressing code violations. She expressed frustration with the timing and wording of a recent letter from the commission, which she felt was threatening. Sandau explained her plans to demolish two buildings in June or July, with a contractor who will dispose of the wood by burning and burying it, as well as the asphalt shingles separately. She sought clarification on the necessary permits for this process. She was advised that while she could bury multiple buildings once, she should consult with the appropriate authorities to ensure compliance with regulations. The meeting discussed the necessary permits for demolishing buildings on Terry Engels' farm. It was determined that Engle needs to contact the county planning and zoning office for answers about required permits. The group decided to allow Lammers to approve the construction permit pending confirmation from the county and without any major concerns. They also discussed the need for a burning permit, which Julie can obtain from the city after getting approval from the DNR.

The meeting focused on addressing concerns about a letter sent to property owners regarding ordinance violations, with the guest expressing understanding but suggesting a more collaborative approach in the future. The group discussed staffing challenges in the office, with a new hire starting in June, and agreed to review the letter's tone and consider alternative methods for addressing similar issues. They also discussed the need to maintain the community's appearance while balancing the realities of living in a small town, and agreed to investigate the historical status of the property in question.

The meeting focused on property maintenance issues and cleanup efforts. Frank Vannah reported that he had cleaned up his property and was selling vehicles, with some items licensed and placed by the road. The group discussed sending a second letter to Joyce regarding her property maintenance concerns, as the first letter had not resulted in improvements.

They also considered the condition of Pam Franklin's property and decided to leave it on the inspection list for the next month. The conversation concluded with a brief discussion about a 30-day notice request from a resident who was awaiting assistance with their move.

Albright and Courneya will inspect properties for the June meeting, except for 130 E Elm St. Motion by Albright, seconded by Ohman, to send a certified letter to 130 E Elm Street. The motion passed unanimously.

Adjournment

Motion by Courneya, seconded by Hasse, to adjourn at 7:10 pm. The motion passed unanimously.

Secretary,

Julie Lammers, CMC

Vergas City Clerk-Treasurer

Council Recommendations: None.