

CITY OF VERGAS PLANNING COMMISSION PUBLIC HEARING
MINUTES

Monday October 28,2024

5:45 pm

Vergas Event Center and Zoom

The City of Vergas Planning Commission meeting held a public hearing on Monday, October 28, 2024, in a hybrid meeting at the Vergas Event Center with the following members present: Bruce Albright, Jim Courneya, Shane Hasse and Alex Ohman. Absent: Rebecca Hasse, Also present: Clerk-Treasurer Julie Lammers and Utilities Superintendent Mike DuFrane; and citizens Tami Rust, Elisha Franklin, Marcia Huddleston and Brenda Young.

Chairman Bruce Albright called the public hearing to order at 5:45 pm. and had members introduce themselves.

Reviewed Current Ordinance: Height of Structures. All structures in residential districts, except churches and nonresidential agricultural structures, must not exceed 25 feet in height.

Tami Rust, property owner requesting variance for a height of 26 feet for house reviewed the plans for her home and explained her construction permit was applied for a 27-foot building and approved for a 25-foot structure. With some compromise she has settled for a 26-foot height building with 4-foot windows to have a panoramic view.

Motion by Courneya, seconded by Ohman to close the public hearing at 5:55 pm. Motion passed unanimously.

CITY OF VERGAS PLANNING COMMISSION PUBLIC HEARING
MINUTES

Monday October 28,2024

6:00 pm

Vergas Event Center and Zoom

The City of Vergas Planning Commission held a public hearing on Monday, October 28, 2024, in a hybrid meeting at the Vergas Event Center with the following members present: Bruce Albright, Jim Courneya, Shane Hasse and Alex Ohman. Absent: Rebecca Hasse, Also present: Clerk-Treasurer Julie Lammers and Utilities Superintendent Mike DuFrane; and citizens Tami Rust, Elisha Franklin, Marcia Huddleston, Brenda Young, Julie Bruhn, Rosemary Sandua and Dwight Lundgren.

Chairman Bruce Albright called the public hearing to order at 6:00 pm.

Reviewed current zoning map vs proposed zoning map.

Summary of Proposed Changes to City of Vergas Zoning Map 2024

Additional Zoning Codes

Several new codes have been added to reflect the likely adoption of updated ordinances. Additional codes are R-2 Residential (multi-unit / apartments) and F Rural Residential and Agriculture.

Changed from Residential (R-1) to Commercial (C-1)

J&K Marine, Baseball Fields and Pickle Ball Courts, Jesus Little Lambs, Hanson's Lot next to the apartments, and the lots on the corners of S Pelican Ave and E Looney Lane are all being changed from R-1 to C-1.

Changed from Commercial (C-1) to Residential (R-1)

Homes to the west of the Event Center and playground, Homes to the South of Hanson's Plumbing and Heating, three homes east of Skal and the Laundromat are all being changed from C-1 to R-1.

Changed from R-1 Residential to R-2 Residential

The apartment complexes on E Frazee Ave and the multi-unit town home on E Scharf Avenue are being changed from R-1 to the new R-2 designation.

Rural Parcels

Many parcels that are used for agriculture or are "rural in nature" are being changed from either Open Zone or R-1 Residential to F Rural Residential and Agriculture.

New Industrial Zones

City Workshops and recycling need to be zoned Industrial; parts of the gravel pit are being changed from R-1 and Open Zone to industrial.

Lammers stated she has received one comment from a resident regarding the parcels in Sunny Oaks Development. The EDA/HRA has been working with Otter Tail County HRA on building a triplex but in the new zoning map the area is zoned R-1. Should this not be zoned R-2 now instead of having them file a conditional use permit to build.

DuFrane questioned duplexes along Park View Drive which are zoned R-1.

§ 151.21 R-1 LOW DENSITY RESIDENTIAL DISTRICT.

(A) *Purpose.* The purpose of the R-1 Low Density Residential District is to provide for moderate density one and two-family

dwelling units and directly related, complementary uses.

(B) *Permitted uses and structures.*

(1) One and two-family dwelling units.

151.22 R-2 HIGH DENSITY FAMILY RESIDENTIAL DISTRICT.

(A) *Purpose.* The purpose of the R-2 High Density Residential District is to provide for medium density housing in multiple family structures and directly related complementary uses.

(B) *Permitted uses and structures.*

(1) Any permitted use in a R-1 Low Density Residential District.

(2) Multiple-family dwelling.

Park View is zoned correctly.

Marcia Huddleston questioned commercial area along County Road 4 and 35. Albright explained a conditional use permit for the area and the request from EDA to expand our commercial area.

Rosemary Sandua questioned Mark Sand and Gravel property and the enlarging of the gravel permit area. Albright explained the permitting process for a gravel pit and how they will need to reclaim an area for them to enlarge the area.

Motion by Ohman, seconded by S. Hasse to close the public hearing at 6:11 pm. Motion passed unanimously.

CITY OF VERGAS PLANNING COMMISSION SPECIAL MEETING

MINUTES

Monday, October 28, 2024

6:12 pm

Vergas Event Center and Zoom

A City of Vergas Planning Commission meeting held the planning commission meeting on Monday, October 28, 2024, in a hybrid meeting at the Vergas Event Center with the following members present: The City of Vergas Planning Commission meeting held a public hearing on Monday, October 28, 2024, in a hybrid meeting at the Vergas Event Center with the following members present: Bruce Albright, Jim Courneya, Shane Hasse and Alex Ohman. Absent: Rebecca Hasse. Also present: Clerk-Treasurer Julie Lammers and Utilities Superintendent Mike DuFrane; and citizens Tami Rust, Marcia Huddleston, Rosemary Sandua and Dwight Lundgren

Call to Order

Chairman Albright called the special meeting to order at 6:12 pm.

Agenda Additions and Deletions

No additional or deletions made to the agenda.

Minutes

Motion by Ohman, seconded by Courneya to approve minutes for October 28, 2024. Motion passed unanimously.

Status of Council Recommendations

Albright informed members the Farm Animal Ordinance was approved.

Construction Permits

Lammers has approved the following permits:

Construction Permits

1. 315 E Frazee Ave, shingle apartment building
2. 311 Parkview, shingle house
3. 96 Parkview Ave, move dirt per LGU guidelines
4. 98 Parkview Ave, move dirt per LGU guidelines
5. 100 Parkview Ave, move dirt per LGU guidelines

Grade and Fill:

1. 96 Parkview Ave, move dirt per LGU guidelines
2. 98 Parkview Ave, move dirt per LGU guidelines
3. 100 Parkview Ave, move dirt per LGU guidelines

Albright and Courneya have updated the 2024 construction permit listing and closed many of the permits.

Variance for Building Height

Motion by Courneya, seconded by Hasse to allow variance request of 26 feet in height; an increase of 1 foot over ordinance. Motion passed unanimously.

Ohman questioned the view of neighbors and is concerned of setting presence of height requirements as this is the second we are granting. Albright stated it is nice that they met us half ways and took the height down from 27 to 26 feet.

Zoning Map Update

Motion by Ohman, seconded by Courneya to recommend to Council to update zoning map as presented with the change of taking the

Sunny Oaks Development from R-1 to R-2. Motion passed unanimously. Albright thanked Ohman for all the work he had done on the permit.

Nuisance Properties within Vergas

Lammers reviewed the current nuisance report. One property has received a letter for chickens.

Motion by Ohman, seconded by Hasse, to remove chicken nuisance when it is confirmed they have removed the rooster. Motion passed unanimously.

350 S Pelican Ave has not done anything with its garage door. This is a notice that was extended until October 18, 2024 but it has not been repaired. Members asked Lammers to invite the owner to the next meeting.

Motion by Ohman, seconded by Courneya to send letter to 130 E Elm St to pick up garbage around their yard. Motion passed unanimously.

Motion by Ohman, seconded by Hasse to send letter to 606 E Frazee Ave in regards of inoperable vehicle. Motion passed unanimously.

Motion by Hasse, seconded by Courneya to send 339 E Frazee Ave a certified letter to clean up his yard. Motion passed unanimously.

2024-2025 Planning Commission Budget

Lammers reviewed the budget with the only change being in engineering.

Attached Accessory Structures

Ohman explained that in the Vergas Ordinance there is nothing for attached structures. Looked at other cities and we are going to need to look at what percentage of the building should be accessory. Park Rapids is 3,000 square feet or 75% of the building. Ohman stated this seems excessive for within the city limits. Requested Lammers look at past permits and what percentage the garage is to the house. DuFrane stated past Councils did not want shouse homes in Vergas and were not happy when we began building them. Discussed buildings and members will research information regarding attached accessory structures.

Albright called a recess until after the public hearing.

Public Hearing

Chairman Bruce Albright called the public hearing to order at 7:00 pm

Discussed Boardwalk requirements of being 6 feet. Property owners were unable to attend but stated they need boardwalk (dock over area) to be 8 feet for handicapped ability.

Motion by Ohman, seconded by Courneya to close public hearing.

Albright reopened meeting at 7:03

Variance for Boardwalk width

Motion by Ohman, seconded by Hasse to approve variance for boardwalk width. Motion passed unanimously

Adjournment

Motion by Ohman, seconded by R. Hasse to adjourn at 7:05 pm. Motion passed unanimously.

Secretary,

Julie Lammers, CMC
Vergas City Clerk-Treasurer

Council recommendations:

Approve updated zoning map.