

**Planning Commission**  
**2021 February Planning Commission Meeting**  
**Zoom - Meeting ID 2670942170**  
**6:00 PM on Monday, February 22, 2021**

**1. Call to Order**

Please note time change - meeting is at 6:00 pm

Join Zoom Meeting  
<https://us02web.zoom.us/j/2670942170>  
Dial by your location  
+1 312 626 6799 US (Chicago)

Meeting ID: 267 094 2170  
Find your local number: <https://us02web.zoom.us/u/kmVoVjgaE>

**2. Agenda Additions or Deletions**

**3. Minutes of January 25, 2021**

**4. Old Business**

Nuisance Properties

Comprehensive Plan

Townline Road

**5. Meeting**

March 22 meeting will be held both virtual and in person at the Vergas Event Center.

**6. New Business**

CITY OF VERGAS  
PLANNING COMMISSION MINUTES  
Monday, February 22, 2021  
6:00 pm  
Zoom Meeting

The City of Vergas Planning Commission was held on Monday, February 22, 2021 at 6:00 pm on Zoom with the following members present Bruce Albright, Van Bruhn, Robert Jacoby, Natalie Fischer and Paul Pinke. Absent: None. Also, present Clerk- Treasurer Julie Lammers, Utilities Superintendent Mike DuFrane, Jeff Hattlewick, Steve Peloquin and Barbie Porter of the Frazee-Vergas Forum.

Bruce Albright opened the meeting at 6:00 pm.

Additions of Interim Use Permit for Mark Sand & Gravel was added to the agenda.

Motion by Pinke, seconded by Fischer to approve the minutes of the January 22, 2021 meeting. Voting yes: Pinke, Jacoby, Fischer and Bruhn. Voting no: none. Motion carried.

**Old Business:**

Discussed nuisance property at 421 W Lake Street regarding grade and fill permit. Letters have been sent to the property and they have not responded to the letters. The next step is to have Peloquin Law Office

send nuisance letter to property owners.

Discussed comprehensive plan and costs of providing the plan. The base plan would cost \$18,800 and we have applied for a 2021 Community Growth Partnership Grant for \$5,000. Council approved applying for grants for spending \$18,800 for a comprehensive plan. Requested planning commissioners decide priority list for comprehensive plan to be decided at the March meeting.

Townline Road easement was discussed to allow City to cut trees. Hobart Township has easements for property in Hobart Township. The City needs to dedicate the road and get easements for property. City can take road with 33-foot width through public domain or buy property from landowner. Discussed where the center of the road is- does it sit where the current road sits. City would need to have the road surveyed to get the exact location of where the road sits. Discussion is coming from tree trimming for grading and snowplowing. Questioned if trimming trees will solve problem or do trees need to be remove. Road right-a way needs to be established before we can move forward. City will then need to dedicate where they would like the road to be located. Area will not be able to be developed without this 66-foot road right-of-way dedicated. Bruce Albright and Mike DuFrane will go to property owners and discuss the City intentions of the road. Discussed using Meadow Land Surveying or KLJ to survey the road.

Mark Sand and Gravel has applied for an Interim Use Permit for the gravel pit. Motion by Fischer, seconded by Pinke to hold a public hearing on March 22, 2021 at 6:00 pm. at the Vergas Event Center and on zoom. Voting yes: Pinke, Jacoby, Fischer and Bruhn. Voting no: none. Motion carried.

The next meeting will be March 22, 2021 at 6:00 pm. will be at the event center and on zoom.

Meeting adjourned at 7:27 pm.

Secretary,

Julie Lammers, CMC Clerk-Treasurer  
City of Vergas

**Follow Up Actions:**

Lammers to discuss Vergas Truck Route and parking on 1<sup>st</sup> Avenue with County Engineer.

Lammers will find grants for comprehensive plan.

planning commissioners decide priority list for comprehensive plan to be decided at the March meeting.

Peloquin will send nuisance letter for 421 W Lake St regarding grade and fill permit and right-of-way permit.

Ness Backhoe to build berm at 88 Park View Drive.

Lammers will contact Meadowland Surveying for a better drawing of Town Line Road.

**Actions Completed and Removed from Follow up:**

Lammers will send 421 W Lake St a certified letter for grade and fill permit and right-of-way permit.

Lammers will get documentation and history for February meeting regarding Town Line Road.

**Council recommendations:** none.