

Planning Commission
2021 March Planning Commission Meeting & Public Hearing
Vergas Event Center and Zoom - Meeting ID 2670942170
6:00 PM on Monday, March 22, 2021

1. Meeting

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

<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/j/2670942170>

2. Public Hearing -Interim Use Permit

3. Call to Order

4. Agenda Additions or Deletions

Construction Permit - 151 E Lake Street

5. Minutes of February 22, 2021

6. Old Business

Interim Use Permit

Nuisance Properties

Comprehensive Plan

Townline Road

Truck Route

7. New Business

CITY OF VERGAS PLANNING COMMISSION

PUBLIC HEARING MINUTES

Monday, March 22, 2021

6:00 pm

Vergas Event Center and Zoom Meeting

The City of Vergas Planning Commission held a public hearing regarding an Interim Use Permit for Mark Sand and Gravel on Monday, March 22, 2021 at 6:00 pm at the Vergas Event Center and 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 Hatlewick, Melanie Hoffmann, Jim Hoffman, Brianne Balcer, LaVonne Goetsch, Gerald Below, Shawn Day, Rick Nelson, Shane Poss, Kevin Zitzow, Engineer Scott Kolbinger, Attorney Steve Peloquin and Barbie Porter of the Frazee-Vergas Forum.

Bruce Albright opened the public hearing, introduced members of the planning commission and reviewed pit application.

Mark Sand & Gravel President Jeff Hatlewick, applicant, reviewed the gravel pit application.

Gerald Below questioned planning commission members why the Bond was not for \$250,000 instead of \$50,000 for reclamation, stated more dust control is needed at the pit, noise is an issue and County Road 35 needs repairs due to gravel pit.

LaVonne Goetsch questioned if the noise and dust would be kept to minimum as last year, it was not bad but the year before was noisy and dusty.

Rick Nelson questioned the length of time the tar plant would be working this summer and Hattewick stated about 3 weeks depending on work in the area.

Goetsch questioned if City would be enforcing our rules. Trucks are going into the plant until 9 pm.

Scott Kolbinger reviewed the inspection report of the Gravel Pit from May 2020. The pit was not active when inspection was generated. Reviewed violations as 5 acers maximum and they were using 5.1 acres and have begun reclaiming and working on the grade. The grade violations will take some time to get into compliance as it was out of compliance when they purchased the pit. Reclaiming is being done with base materials mainly sand. Mark Sand and Gravel will be using the pit for the next 20-25 years depending on the work in the area. They are consistently working on the reclaiming with waste materials until it gets to correct the slope. After it is filled in, the grass will be planted.

Hearing closed at 6:22 pm.

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

The City of Vergas Planning Commission was held on Monday, March 22, 2021 at 6:25 pm at the Vergas Event Center and 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 Hatlewick, Melanie Hoffmann, Jim Hoffman, Brianne Balcer, LaVonne Goetsch, Gerald Below, Shawn Day, Rick Nelson, Shane Poss, Kevin Zitzow, Attorney Steve Peloquin, Engineer Scott Kolbinger and Barbie Porter of the Frazee-Vergas Forum.

Bruce Albright opened the meeting at 6:25 pm.

Addition of 151 E Lake Street construction permit added to agenda.

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

Old Business:

Interim Use Permit: Kolbinger asked Hatlewick when they planned on opening the pit. Hatlewick stated they do not have a start date and they could do the study at any time. Albright reviewed permit

conditions.

Motion by Bruhn, seconded by Pinke to approve interim use permit with last year's conditions and to have the Council review bond amount. Voting yes: Pinke, Jacoby, Fischer and Bruhn. Voting no: none. Motion carried. Albright stated if citizens see the gravel pit breaking conditions, please let planning commission members, City Council Members or Clerk-Treasurer know so they can be addressed.

Discussed nuisance properties within the City. Planning Commission will be doing a tour next month, but we have had numerous complaints regarding property at 350 S Pelican Ave. City has a court order against this property. Complaints regarding dogs running around the City – DuFrane brings dogs to Perham and fines double each time they are picked up, property owners along Pelican Avenue are complaining about 4-wheelers driving along lawns. Lammers will speak with owner at 350 S Pelican Avenue about voluntary compliance, letters will be sent to dog owners regarding dog ordinance, and we will review 4-wheeler laws at next meeting. Motion by Pinke, seconded by Fischer to continue the process to clean up the property at 350 S Pelican Avenue. Voting yes: Pinke, Jacoby, Fischer and Bruhn. Voting no: none. Motion carried. Motion by Fischer, seconded by Pinke to send dog owner's letter. Voting yes: Pinke, Jacoby, Fischer and Bruhn. Voting no: none. Motion carried. Lammers questioned planning commissioners if they wanted to do a tour together or have DuFrane bring pictures to meeting. Planning Commission members stated they would notify DuFrane regarding properties and have him bring pictures to the April meeting.

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 April meeting. Pursue supplemental funding is included in the \$3,600 and we need to find out if this is something to begin with. Planning Commission has already requested Council sign resolution. Motion by Fischer, seconded by Pinke that once we receive County funds, we move forward with spending funds as provided by consultant. Voting yes: Pinke, Jacoby, Fischer and Bruhn. Voting no: none. Motion carried.

Townline Road -Albright and DuFrane have meet with Keith Bunkowske, property owner along Townline Road. Road is not dedicated within the City Limits. During the Council meeting, discussed having Meadow Land Surveying quote and once quote is provided, we will proceed.

County has approved truck route and DuFrane is working on getting signs installed.

Construction permit for fence on 151 E Lake Street was discussed. Owners of 151 E Lake street would like to put gates at the entrance of both ends of their property. They have provided a certificate of survey from Meadowland Surveying and the city has been using their property as a sanction road along side of the current plotted road. Road has been used for over 6 continuous years. City needs to establish a formal road and needs to abandon and establish road in dedicated right of way. The permit request for west side is okay to put up gate as long as they do not put gate on the area being used as E Lake Street. Railway goes beyond the road and the gate must not be put on the City road. Our Engineer will let us know what it will take to bring the road up to compliance. Motion by Bruhn, seconded by Jacoby to approve permit

with conditions stating they cannot put gates on dedicated roads or sanctioned roads on either side of their property. Voting yes: Pinke, Jacoby, Fischer and Bruhn. Voting no: none. Motion carried.

The next meeting will be April 26, 2021 at 6:00 pm. at the event center and on zoom.

Meeting adjourned at 7:45 pm.

Secretary,

Julie Lammers, CMC Clerk-Treasurer
City of Vergas

Follow Up Actions:

Lammers will find grants for comprehensive plan.

Planning Commissioners decide priority list for comprehensive plan to be decided at the March meeting.

Ness Backhoe to build berm at 88 Park View Drive.

Contact Meadowland Surveying for a better drawing of Town Line Road.

4-wheeler laws and regulations.

Actions Completed and Removed from Follow up:

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

Council recommendations:

Review Interim Use Permit for Mark Sand and Gravel performance bond.

Approve resolution for grant from Otter Tail County.