

Planning Commission
2021 September Planning Commission Meeting
Vergas Event Center and Zoom - Meeting ID 2670942170 password: 56587
6:00 PM on Monday, September 27, 2021

1. **Call to Order**
2. **Agenda Additions or Deletions**
3. **Minutes - Aug. 23, 2021**
4. **Status of Council Recommendations**
5. **Construction Permits**
 - a. 105 Main St, building
 - b. 830 E Scharff Ave, crushed asphalt driveway
6. **Old Business**
 - a. Nuisance Properties
 - b. Grass Ordinance**New Business**

CITY OF VERGAS PLANNING COMMISSION MINUTES
Monday, September 27, 2021
6:00 pm
Event Center & Zoom Meeting

The City of Vergas Planning Commission was held on Monday, September 27, 2021, at 6:00 pm for a hybrid meeting with the following members present Bruce Albright, Van Bruhn, Robert Jacoby, Neil Wothe and Paul Pinke. Absent: None. Also, present: Clerk- Treasurer Julie Lammers, Utilities Superintendent Mike DuFrane, Rosemary Sandau, James Sandau, Ryan Bruhn, Debi Eischens, Terry Hockett and DuWayne Sonnenberg.

Bruce Albright opened the meeting at 6:00 pm.

New Business

Albright reviewed the process the city has taken with Townline Road and the agreement Hobart Township has with the City. Deb Eischens, Hobart Township Clerk provided copy of easement document regarding the easements in place for Hobart Township. Hobart has a 66-foot easement for roadway in Hobart Township (From Hwy 36 to Quarter Line). Albright stated the city is working on getting easements for the portion located in the City Limits. Options for getting easements were discussed: eminent domain, purchase of easements, making road minimum maintenance road or have a use and maintenance agreement with property owners. Discussed the number of trucks being driven on Townline Road and the fact City has a truck route that does not allow trucks to be using Townline Road. Commissioners discussed if city should pursue easement of agreement. Discussed having street committee make recommendations to Planning Commission and decided to acquire 33 feet of right of way. Motion by Pinke, seconded by Wothe acquire 33 feet of right of way. Motion passed unanimously.

Lawrence Lake Development was added to the agenda.

Motion by Pinke, seconded by Jacoby to approve the minutes of the August 23, 2021, meeting. Motion passed unanimously.

Status of Council Recommendations

Albright reviewed the Council actions regarding Townline Road.

Lammers left meeting and DuFrane took minutes.

Construction Permits

Discussed construction permit application for 105 Main Street. Variance hearing is scheduled for Tuesday, October 12,

2021, to discuss parking space compliance and apartment on main level. Currently the plan includes 5 parking spots and building needs 16 parking spots for apartments and another 12-16 spaces for commercial businesses. Commissioners discussed angle parking by the street side of the building and adding parking spots by Franklin Fence. Motion by Jacoby, seconded by Pinke for Council to approve construction permit if apartment and parking issues are resolved.

Motion by Jacoby, seconded by Bruhn to approve construction permit for 830 East Scharf for crushed asphalt driveway. Motion passed unanimously.

Old Business:

A nuisance has been reported at 370 S Pelican Avenue by a neighbor who is concerned about tree falling on her home. The Elm Tree is not diseased but dying. After reviewing the ordinance, no action was taken. Discussed other nuisance properties around the community.

Discussed parking issues in and around Vergas and the need for more parking. City may need to buy land for parking within the City.

Albright provided current grass ordinance (copy attached) with some changes he proposed. Albright stated Mayor Bruhn, Vergas Weed Inspector, reviewed the ordinance and asked the commissioners to review and bring changes to next months meeting. The intent is to have this ordinance in place by the end of winter.

Lawrence Lake development owned by Josh Hanson was reviewed. Albright reviewed what was said at the Council meeting regarding the property, currently looking into cost to install water, sewer and streets. Hanson has asked for the City property located on W Lake Street be sold to add to his development area. DuFrane stated the city is currently using the property to store materials that would be an eyesore in the city. Albright questioned if the current use of the property follows our zoning as it is zoned residential. DuFrane asked if city would consider keeping at least a part of the property and change the zoning of the property. Discussed added traffic to Glen Street and W Lake Street and the fact both streets will need to be widened.

Meeting adjourned at 7:55 pm.

Secretary,

Julie Lammers, CMC & Mike DuFrane
Clerk-Treasurer Utilities Supervisor
City of Vergas City of Vergas

Follow Up Actions:

Commissioners to review a draft grass ordinance.
Lammers contacts the county regarding building by the lake.

Actions Completed and Removed from Follow up:

Albright to prepare a draft grass ordinance.

Council recommendations:

Review construction permit for 105 Main Street and approve if variance is approved and ordinances are met.
Purchase right of way along Townline Road.