

# **Town of Rutland Planning Commission Meeting-MINUTES**

785 Center Rd.

**December 1, 2025 – 6:30 p.m.**

This meeting will be held via zoom and in person at the Rutland Town Hall

Planning Commission meeting Agenda:

Public Hearing for CUP 2687 by John Olson, 3447 State Highway 138 to allow for caretakers residence.

Public hearing called to order by PC Chair Huycke at 6:34.

No comments or concerns received prior to PH. No comments or concerns in person.

Public hearing closed at 6:40.

2. Call Planning Commission meeting to order. PC Chair Huycke called the meeting to order at 6:40.
3. Roll Call. Bill Boerigter, Derek Nedveck, Josh Cooper, Michelle Perz, alternate Kent Knutson and Jim Huycke were present. Dawn George and Kim Sime were present as well. Others in attendance were John Olson and Jim Dorn.
4. Approval of the November meeting minutes. Cooper motioned to accept the minutes. Second by Boerigter. MP 5-0
5. CUP 2687 by John Olson, 3447 State Highway 138 for a caretaker's residence.

Knutson read thru the 8 Standards and all PC members were satisfied that all were met.

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare; 2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use; 3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; 4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; 5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and 6. That the conditional use shall conform to all applicable regulations of the district in which it is located. 7. That the conditional use is consistent with the adopted town and county comprehensive plans. 8. If the conditional use is located in a Farmland Preservation Zoning district, the town board and zoning committee must also make the findings described in s. 10.22

Nedveck motion to recommend the Town Board approve CUP 2687. Second by Perz. MP 5-0

6. Certified survey (CSM) for James Dorn for lot line adjustment with adjoining landowner Ken Berian.

Nedveck motioned to recommend the Town Board approve CSM. Second by Cooper. MP 5-0

7. Discussion and Possible recommendation to amendment to the township CUP process.

Perz motioned to strike/remove the sentence "CUP application must be submitted a minimum of 30 days before being placed on the PC agenda". Second by Nedveck. MP 5-0

8. Discussion on Planning Commission Training and review.

Knutson would like to see the current Ordinances be reviewed. Verify the effectiveness and they comply with the updated Comp Plan. PC members will review the bottom 4 on the list on the website and discuss at the January meeting. No Action Taken.

9. Set meeting date. January 5, 2026- February 2, 2026-March 2, 2026- March 30, 2026

10. Adjournment. Perz motioned to adjourn. Second by Nedveck. MP 5-0

Respectfully Submitted by Kim Sime