

**Plan Commission Regular Meeting  
Minutes of November 6, 2025**

Jessica Plourde called the Public Hearing to order at 6:00 p.m. Present was Laine Belter, Brenda Forrest, Jessica Plourde, Kim Putz, Dan Vanasse, and Dave Wolner. Donnie Kern was absent.

**PUBLIC COMMENT**

Ricky Brown, owner of Rapid Marine, stated that he would like to open a boat dealership in the old St. Croix Marine and Power Sports location. Brown added that they are a family-owned business with three locations in the Twin Cities area and one location in St. Cloud, MN.

Plourde closed the Public Hearing at 6:03 p.m.

Plourde opened the regular meeting at 6:03 p.m.

**MINUTES**

Motion by Vanasse, second by Forrest to approve the minutes of the October 2, 2025 meeting. Motion carried unanimously.

**NEW BUSINESS**

**Conditional Use Permit Application to Operate a Marine Sales and Service Business.  
Applicant: Ricky Brown, Rapid Sport Center, Inc., DBA Rapid Marine**

Motion by Belter, second by Wolner to approve the Conditional Use Permit application to operate a marine sales and service business. Applicant: Ricky Brown, Rapid Sport Center, Inc., DBA Rapid Marine with the following conditions:

- 1) All vehicles offered for sale must be parked on site, no street parking.
- 2) All vehicles must be in working order and no storage of scrap vehicles.
- 3) All vehicles must remain on the paved, gravel, or grass areas and remain esthetically displayed.
- 4) All hazardous waste and solids, must be properly stored and disposed of within local, state and federal rules and regulations.
- 5) Waste dumpsters, tires, scrap metal, barrels, refuse and recyclables must be stored in an enclosed area (i.e. fence).
- 6) Facility and site must be well maintained.
- 7) Vehicles advertised for sale must be kept in orderly fashion.
- 8) An area must be designated for customer parking.
- 9) Hours of operation Monday through Sunday 8:00 am to 8:00 pm; 12 months a year.
- 10) Storage of customer boats must remain within the fenced area.
- 11) Any changes to the site must be approved by the Plan Commission and Village Board.

Motion carried unanimously.

**Conditional Use Permit application for temporary storage of roll-off containers.**

**Applicant: Olson Sanitation**

Motion by Wolner, second by Vanasse to approve the Conditional Use Permit application from Olson Sanitation for temporary storage of roll-off containers with the following conditions:

- 1) Maintain Proper Land/Site Maintenance (i.e. mowing, weed whipping)
- 2) Full Restoration of Land after Use
- 3) Subject to the Use and Occupancy Agreement being duly executed, currently effective, and free of any default
- 4) Continually store and maintain empty roll off containers in a safe manner
- 5) Storage of empty containers should be arranged at an angle
- 6) During winter months, the maximum number of containers should not exceed 20
- 7) Review CUP in 1-year

Motion carried unanimously.

**Reschedule the December Plan Commission meeting to Tuesday, December 2, 2025 at 6:00pm**

Motion by Wolner, second by Forrest to reschedule the December Plan Commission meeting to Tuesday, December 2, 2025 at 6:00 pm. Motion carried unanimously.

**ADJOURN**

Motion by Belter, second by Wolner to adjourn at 6:22 p.m. Motion carried unanimously.

Jessica Lehman, Village Clerk

*(Minutes are not official until approved at next meeting)*