

Approved:02/04/2026

Posted:02/05/2026



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## Planning Commission Meeting

Village of Pepin Municipal Building

**Thursday December 4, 2025, at 2:00 PM**

### MINUTES

1. Randy called the meeting to order at 2:00PM.
2. Members present were Randy Kallstrom, John Hurtle, Kevin Sandwick & Jeff Heit. Pat Sandstrom, Tom Latane', & Steve Westman were not present. Mike Michaud was also in attendance in an advisory capacity.
3. Approval of meeting minutes from 8/6/2025 and 8/25/2025 was listed, but there were no minutes to approve.
4. **Variance request-** Discussion/Action regarding a variance request at 607 Dunn St.-Tim Fetzer. Jeff Heit presented the Commission with the information from Tim Fetzer's application for a variance to construct an open ended 14 ft. x 24 ft. x 9ft. steel carport for his son's truck to be parked under. There was a lot of discussion on the number of outbuildings, access, pending alley vacation, and possible setbacks. **Motion** was made by John to recommend to the board to approve the variance as requested, with the stipulation that if the alley is not vacated, we need to go back and verify setbacks at that time. **Second** by Kevin. The commission voted unanimously in favor and the motion was approved.
5. **Discussion/Action-**Regarding appointment of a short-term rental committee to review the effects of short-term rentals on the village over a six-month period and at that time bring results to the board for any potential recommendations regarding ordinances and planning needs. After some discussion, Kevin made a **motion** to table this for the current time. **Second** by John. The commission voted unanimously in favor and the motion was approved.
6. **Zoning Map-** Discussion/Action on zoning map revisions. Mike Michaud spoke regarding his suggested next steps to get the new zoning map finalized.
  - 1) We need Julie to email Maria up at the county to request she make one

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more change to the map she has provided. That is to add the block numbers to her draft. This would be to duplicate whatever numbers are shown on the existing map, not to research and add additional block numbers.

2) We will need to set a Public Hearing date out at least two weeks in advance to indicate that a Zoning Map change is under consideration, it will need to be posted around town and published in the paper.

3) Individual letters will need to be sent out to those landowners where a zoning change is being proposed. A list of these locations should be available from the last Planning Commission where this was discussed. There were a few of them, the letters need to be specific about the proposed changes.

After some discussion, it was decided that action would be that Randy would talk to Maria at the county about leaving the block numbers on the map and to talk to her about the naming of the alley on 7<sup>th</sup> St. otherwise known as spinster lane.

7. **Verizon-Update-** Randy updated the commission that approximately 12 years ago the Village had made an agreement with Verizon to put a tower here in Pepin. They have now reached out wanting to move forward with the project. The board was provided with a site location map. This tower will be fenced in, and Verizon will pay the village annual rent. Construction is scheduled to start in the spring.
8. **Dollar General-Update-** Randy reported to the commission that Mid America Real Estate has reached out to him about bringing a Dollar General to Pepin. There was a lot of discussion on this subject and some discussion off subject. Randy will be updating the board on the company's interest at the next board meeting.
9. **Set next meeting date-** No date was set.
10. **Adjourn-** **Motion** was made by Kevin to adjourn. **Second** by Jeff. The commission voted unanimously to adjourn. The meeting was adjourned.

Julie Wheeler-Village Clerk  
Via zoom recording