

Vermillion Township
Marthaler Brothers
Public Hearing Minutes
August 31, 2026

Attendance:

Chairman Jeramy Ladzun
Supervisor Jason Anderson
Supervisor Lyle Fritz
Clerk Cynthia Ladzun
Attorney James J. Mongé III
Planner Nate Sparks

Chairman Ladzun opened the public hearing at 6:00 pm and the Pledge of Allegiance was recited.

Clerk Cynthia Ladzun read the public notice and noted that no comments were received prior.

Planner, Nate Sparks explained that the applicant has a parcel of land that is approximately 120 acres in size and is located south of 170th Street between Highway 52 and Clayton Avenue. The land is currently a farm field and is zoned and guided for agricultural use in the township's comprehensive plan.

Robert Marthler is the property owner, and he stated that commercial development is coming and he would like to rezone his 120 acre parcel into the general business district of the township in lieu of the current agricultural district. It was also noted that he does not currently have a buyer for the land.

Nate Sparks explained in more detail that rezoning a property into the township's general business district would require the township to provide an evaluation to the Met Council on the impact that the property would then have. Without knowing what type of business or businesses that are being proposed it would be very difficult to provide this type of evaluation. He also stated that this topic could be discussed when the township updates the comprehensive plan next year, and at that point, the township could designate areas of the township that could be guided for general business use.

Items of discussion during the public hearing were:

- What would this rezoning do to the value of nearby residential properties or the roads.
- Does commercial property sell for more than agricultural property.
- Would taxes on neighboring properties increase.
- Would a decision be made during the township's next comprehensive plan update or when a developer is found with more specifics on what would be planned for this parcel.
- Does the Met Council provide guidance on rezoning.

Nate Sparks stated that the township's current ordinance is not set up for development of 120 areas of land to go into the township's general business district. The township must envision where

commercial property would be most suitable and update the ordinances to allow for this type of use. This would involve a lot more planning than just approving the application as presented. The applicant has not provided any knowledge of what is being proposed for the property, so at this time he finds it premature for township approval.

Nate Sparks, also made mention that every 10 years the comprehensive plan must be updated, and at a minimum, the township must have one public hearing on the topic. The township would also have public meetings that would talk about what would happen in the plan and the township would look at the requirements of what must be put in the plan. No personal mailings would be sent, however the township would more than likely communicate that these meetings and public hearings are being conducted via the township's website and posting notice in the township's official newspaper.

Adjourn:

Ladzun motioned to close the public hearing at 6:35 pm. Anderson seconded the motion; all were in favor and the motion carried.

Cynthia Ladzun
Vermillion Township Clerk