

Zoning Commission
Preliminary Site Plan Meeting
July 25, 2013
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Ch. Spellman called the meeting to order at 7:03 p.m.

Roll Found: Spellman, Siarkowski, Powell, Nehrenz and Kamps present. Also present were Trustee Catherwood, Zoning Inspector Schaefer, Mr. John Hatala, Mr. Aaron Rasmussen, Mr. Brian Romanchok and Mr. Rob Pietruszka.

Ch. Spellman noted that this is a meeting to review the preliminary site plan and proposed building. He noted they will use the new regulations that will go into affect August 15.

Ch. Spellman handed out a worksheet to the board members for the site plan review. The following items were brought up during the review of this document.

Mr. Kamps noted that a storm water management plan is needed. Mr. Rasmussen noted that it is complete and they cannot move further ahead until they get zoning approval from Hinckley.

Ch. Spellman asked if there were multiple phases planned. Mr. Rasmussen noted it will be done in two phases and the second phase should be complete within two years.

Mr. Kamps asked about the mound on the landscape plan and Mr. Nehrenz asked why they show all the spruce trees in front. Mr. Romanchok noted the design is per the Hinckley regulations to have an 805 opaque frontage. Mr. Nehrenz asked if the Board can change that so they can do something different. Trustee Catherwood stated they could modify their requirements. Mr. Romanchok stated they would like to raise the mound and put some nicer landscaping in the area rather than a row of trees.

Mr. Kamps asked if they had a location for a dumpster. Mr. Romanchok noted that their back lot will be fenced in and the dumpster will sit back in that area somewhere so it will be screened.

Mr. Kamps and Mr. Powell asked about lighting. Mr. Romanchok noted that they just plan for lighting on the building and no poles in the parking lot. Mr. Nehrenz questioned if this was sufficient for safety reasons. Mr. Romanchok stated he believed it was enough lighting.

Mr. Kamps asked how many employees they have and their hours of operation. Mr. Romanchok noted they have 15 that work in the building and 70 total and their hours are from 7am-5pm.

Mr. Nehrenz noted that fencing is not shown on the plan. Mr. Romanchok noted that they can show it on the final landscape plan along with what they plan to do with the landscaping.

Ch. Spellman asked Zoning Inspection Schaefer if he had any feedback. ZI Schaefer stated he had no issues. He also noted a few comments from the fire chief:

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- (2) Knock boxes are needed – Mr. Romanchok noted they are per the vendor.
- Sprinklers in the storage area – Mr. Romanchok noted it is.
- Email address needed for future correspondence.
- Yard hydrant needed – this was discussed and Trustee Catherwood noted that the fire dept cannot require the hydrant.

Trustee Catherwood asked if they have an easement agreement. Mr. Romanchok noted they are drafting the agreement currently.

Ch. Spellman asked if there were any other comments or questions from the Board. None were noted.

Mr. Rasmussen asked if they finished a landscape plan if they could come back for the final review in a short manner. After discussion it was agreed that the board could give final approval at this meeting pending a landscape plan as long as it is acceptable to the applicants to waive their final approval meeting. Mr. Romanchok agreed to this waiver.

Mr. Nehrenz made a motion to accept the preliminary plan pending a final approval of a landscaping and fencing plan. Mr. Powell seconded the motion.

Vote: Spellman – yes, Siarkowski – yes, Powell – yes, Nehrenz – yes, Kamps – yes

Ch. Spellman noted that since the applicant waives his right to a final approval, he asks for a motion to accept the submitted plans as final plans with a submission of a landscaping plan to be submitted and approved within 90 days of approval. Mr. Kamps moved and Ms. Siarkowski seconded the motion.

Vote: Spellman – yes, Siarkowski – yes, Powell – yes, Nehrenz – yes, Kamps – yes

Ch. Spellman noted the next meeting will be September 5, 2013 at 7:00pm.

Ch. Spellman asked for a motion for adjournment of the Preliminary Site Plan Review Meeting. Mr. Powell moved and Mr. Kamps seconded.

Vote: Spellman – yes, Siarkowski – yes, Powell – yes, Nehrenz – yes, Kamps – yes

Meeting was adjourned at 8:06 p.m.

Todd Gienger, Recording Secretary

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Minutes Approved: _____, 2013

William Spellman, Chairman

Karen Siarkowski, Vice Chairman

Jim Kamps, Member

Calvin Powell, Member

John Nehrenz, Member

(Absent)

Mel Kman, Alternate Member

(Absent)

Terry Walrath, Alternate Member