

**SITE PLAN REVIEW COMMITTEE
December 12, 2022**

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Brian Zirbes, Ben Olsen, Kristine Butteris, Mike Zitelman, Maureen McBroom, Anthony Rauterberg, and Stacy Winkelman. Also in attendance were Nikki Zimmerman, Sonja Kruesel of Vandewalle & Associates, Stephanie Pirkel, and Kyle Pirkel.

1. Call to Order

The meeting was called to order by Acting Chairperson Sonja Kruesel.

2. Review and approve Site Plan Review Committee Minutes Dated November 14, 2022

Motion was made by Anthony Rauterberg and seconded by Stacy Winkelman to approve the November 14, 2022 Site Plan Review minutes as submitted. Unanimously approved.

3. Review and take action: 208 S. Third Street – Rage rooms, arcade, escape rooms

Kyle and Stephanie Pirkel were present to discuss the proposed use of rage rooms, arcade equipment, and a paint splatter room with the potential for escape rooms at some point in the future. There will not be alcohol allowed on site.

The following was presented by city staff:

Fire:	A Knox Box will be required. An inspection will be required prior to opening. If escape rooms are implemented in the future, the Fire Department should be contacted to discuss the sprinkler system requirements associated with that use.
Police:	Verified the hours of operation. The applicants stated they will be done by 10 p.m. on Friday and Saturday and no later than 7 p.m. on Sunday.
Building:	If any structural work is being completed, architectural plans will need to be submitted.
Street:	Asked about the disposal of the wrecked equipment. The applicants stated the company they will be using will be a private company. Whatever can be recycled will be and whatever cannot, will be placed in the garbage.
Stormwater/Engineering:	If there is ever any work that occurs on the exterior of the property, be sure to check in with these departments (Stormwater and Engineering).
Zoning:	The current zoning is CB, Central Business and this will require a conditional use permit approval by the Plan Commission. This item is going before the Plan Commission on this same date (December 12 th).

Motion was made by Maureen McBroom and seconded by Kristine Butteris to recommend approval to the Plan Commission for this item as submitted with the following conditions:

- A) Knox Box shall be installed on the building.
- B) Inspection will have to be completed by the Fire Department before the business opens.
- C) Ensure any structural alterations or signage is discussed with the Building, Safety & Zoning Department.
- D) Hours of operation shall stay within the compliance of the Police Department.
- E) Discuss the sprinkler system with the Fire Department at the time the escape rooms are installed.

Unanimously approved.

4. Adjournment

Motion was made by Kristine Butteris and seconded by Stacy Winkelman to adjourn. Unanimously approved.

Respectfully submitted,
Nikki Zimmerman, Recording Secretary

NOTE: These minutes are uncorrected, and any corrections made thereto will be noted in the proceedings at which these minutes are approved.