

**SITE PLAN REVIEW COMMITTEE**  
**September 26, 2022**

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers of City Hall as well as via GotoMeeting. The following members were present: Jacob Maas, Doug Zwieg, Maureen McBroom, Emily McFarland, Ben Olsen, Anthony Rauterberg, John Duvernell, and Mike Zitelman. Also in attendance were Nikki Zimmerman, Tony Meyers of Maas Bros. Construction Co., Brian Kehrli of MSA Professional Services, Inc., and Sonja Kruesel of Vandewalle & Associates, Inc.

**1. Call to Order**

The meeting was called to order by Chairperson Jacob Maas.

**2. Review and approve Site Plan Review Committee Minutes Dated August 22, 2022**

Motion was made by Doug Zwieg and seconded by Mike Zitelman to approve the August 22, 2022 Site Plan Review minutes as submitted. Unanimously approved.

**3. Review and approve Site Plan Review Committee Minutes Dated September 12, 2022**

Motion was made by Doug Zwieg and seconded by Mike Zitelman to approve the September 12, 2022 Site Plan Review minutes as submitted. Unanimously approved.

**4. Review and take action: 537 Milford Street – Erect a garage greater than 15 feet in height and 1,000 square feet in area**

Jacob Maas explained the proposed project. Driveway access will be addressed at the September 26, 2022 Plan Commission meeting. The applicant is looking to build a new garage structure greater than 15 feet in height and 1,000 square feet in area.

The following was presented by city staff:

Building: A building permit application and site plan will have to be submitted.

Stormwater: If at any time 3,000 square feet or more of land is disturbed an erosion control/stormwater runoff permit will be required.

Motion was made by Maureen McBroom and seconded by Doug Zwieg to approve this item as submitted.

Unanimously approved.

**5. Review and take action: 672 Johnson Street – exterior and interior renovation**

Brian Kehrli of MSA Professional Services, Inc. and Tony Meyers of Maas Bros. Construction Co. were present to explain the project. The former Bethesda property will be converted to be used as an express YMCA, daycare, health club, and Able Light offices on the lower level. There will be 10,000 square feet of playground area added as well as replacement of the sidewalk and planters that have deteriorated over the years.

The following was presented by city staff:

Building: State approved plans will have to be submitted along with the building application form.

Stormwater: Currently working with the applicant on approval of the erosion control/stormwater runoff permit. The applicant is planning on utilizing the current stormwater facility but will be making improvements. An updated erosion control sheet shall be submitted.

Zoning: This property is currently zoned PO, Planned Office & Institutional which requires a conditional use permit for the daycare and YMCA. After some discussion, it was determined it may be in the best interest of the applicant to obtain a PUD, Planned Unit Development, for this site.

Motion was made by Doug Zwieg and seconded by Maureen McBroom to approve this item with the following conditions:

- A. Stormwater submittals for erosion control and post construction
- B. Discussion on Planned Unit Development

Unanimously approved.

**6. Adjournment**

Motion was made by Anthony Rauterberg and seconded by Mike Zitelman to adjourn. Unanimously approved.

Respectfully submitted,

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