

SITE PLAN REVIEW COMMITTEE
March 11, 2024

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: Mayor Emily McFarland; Brian Zirbes of Building, Safety & Zoning; Doug Zwieg of Building, Safety & Zoning; Andrew Beyer of Engineering; Maureen McBroom of Stormwater Utility; Stacy Winkelman of the Street Department; Mike Zitelman of the Water/Wastewater Department; Kristine Butteris of Park & Rec; Strategic Initiatives and Development Coordinator Mason Becker; and Jeff Meloy of the Police Department. Also in attendance were Nikki Zimmerman, Ritchie Piltz, Jon Lange of YMCA, Ken Krahe of MSI General, Brad Seubert of Harwood, Mark Natzke of Zimmerman Architectural Studios, and Nathan Peters of GWCHF.

1. Call to Order

The meeting was called to order by Chairperson Brian Zirbes.

2. Approval of Minutes

A. Review and take action: Site Plan Review Minutes Dated February 12, 2024

Motion was made by Maureen McBroom and seconded by Doug Zwieg to approve the February 12, 2024 Site Plan Review minutes as submitted. Unanimously approved.

3. Business

A. Review and take action: 672 Johnson Street – Group Development

Nate Peters of the Collective was present to explain the project. This project will include 2 units and a common place. There will be roughly 110,000 square feet total. A new YMCA with a new aquatic center will be part of this development. There will be multiple phases of this project.

The following was presented by staff:

Building:	The building plans will have to be approved at state.
Engineering:	Requested clarification of Phase 1 and Phase 2. This was answered in conjunction with the stormwater clarification.
Stormwater:	The stormwater will be Phase 1 will be the replacement of the old high school facilities, Phase 2 will be the aquatic center. The stormwater facilities will be separated between these 2 phases. Approval will be contingent upon submission and approval of the erosion control and stormwater permit.
Streets and Solid Waste:	City does not provide garbage services for commercial properties.
Water/Wastewater:	No comments.
Police:	No comments.
Zoning:	No comments.
Parks:	No comments.

Motion was made by Doug Zwieg and seconded by Emily McFarland to recommend approval of this proposal to Plan Commission contingent upon feedback from the Fire Department and contingent upon approval of building plans at state and submission and approval of the erosion control and stormwater permit.

Unanimously approved.

B. Review and take action: 1207 Boomer Street – proposed 1,086 sf building addition

Ken Krahe from MSI General was present to explain the proposed project. This will be for an addition for additional blasting.

The following was presented by staff:

Building:	Provide architectural, stamped drawings when submitting the building permit.
Engineering:	Coordinate with the airport during construction.
Stormwater:	If the project gets to be 3,000 square feet or more, an erosion control and stormwater permit will be required.
Police:	No comments.
Streets and Solid Waste:	No comments.
Water/Wastewater:	No comments.

Zoning: No comments.
Parks: No comments.
Mayor: The Fire Department should provide their feedback.

Motion was made by Kristine Butteris and seconded by Maureen McBroom to recommend approval of this proposal to Plan Commission contingent upon feedback from the Fire Department.

Unanimously approved.

C. Review and take action: 916 Labaree Street – Architectural and location review of Riverside Park restrooms

Andrew Beyer came before in 2022 as a larger project. This has now been revised to have 8 stalls on the women's side, 4 stalls and 5 urinals, as well as a Mother's Room and a Family restroom.

This has been approved by the Finance Committee and the hope is to begin the project in April 2024 with an end in late summer.

The following was presented by staff:

Building: Be sure to contact the Inspection Department for inspections. A demolition permit will not need to be submitted for the current structure since it's an accessory structure.
Engineering: No comments.
Stormwater: There was an erosion control and stormwater permit that was submitted and covers all of the phases. Be sure to submit updated plans for each phase to Maureen McBroom. Post construction stormwater controls will not be a part of this project.
Police: No comments.
Mayor: No comments.
Streets and Solid Waste: No comments.
Water/Wastewater: No comments.
Zoning: No comments.
Parks: No comments.

Motion was made by Doug Zwieg and seconded by Mike Zitelman to recommend approval of this proposal to Plan Commission with inclusion of the above items.

Unanimously approved with Kristine Butteris abstaining.

4. Adjournment

Motion was made by Andrew Beyer and seconded by Kristine Butteris 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.