

SITE PLAN REVIEW COMMITTEE
June 22, 2026

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 Robert Stocks, Mike Jacek – Building Inspection, Laura Bohlman – Police, Stacy Winkelman – Streets & Solid Waste, Maureen McBroom – Stormwater, and Manager of Economic Development and Strategic Initiatives Deb Sybell.

Also in attendance were Nikki Zimmerman – Building Safety & Zoning, and Glendon Griesbaum of Niemann Foods, Inc.

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 June 8, 2026

Motion was made by Mike Jacek and seconded by Laura Bohlman to approve the minutes as submitted. Unanimously approved.

3. Business

A. Review and take action: 401 Bernard Street Site Plan Review

Applicant Glendon Griesbaum of Niemann Foods, Inc. was present virtually. This is to amend a building site plan previously approved in September of 2025. The updated plan will now include a total of 5 tenant spaces up from the previously approved 3. The tenant spaces will include Ace Hardware, Pets Supplies Plus, and three other future tenant spaces.

The following was presented by staff:

Fire:	Not present but had no concerns.
Building:	More detailed plans of each space would be required for building permit approval. Each tenant will need access to panels or have their own electric panels. There may be additional requirements once detailed plans are submitted for approval.
Police:	No concerns.
Mayor:	No concerns.
Stormwater:	Since all of the work will be occurring inside the building, there are no concerns. If any work occurs in the parking lot or in the exterior space around the building, Stormwater Project Manager Maureen McBroom should be contacted.
Engineering:	Not present but had no concerns.
Zoning:	No concerns.
Parks & Rec:	Not present but had no concerns.
Water/Wastewater:	Not present but had no concerns.
Streets/Solid Waste:	No concerns.
Econ. Development:	No concerns.

Motion was made by Mayor Stocks and seconded by Maureen McBroom to approve this item with no conditions.

Unanimously approved.

B. Review and take action: 1400 W. Main Street Site Plan Review – Tree-Ripe Fruit Co.

Tree-Ripe Fruit Co. is requesting permission for general temporary outdoor sales to sell fruit from a semi-truck in the Farm & Fleet parking lot during various dates in 2026.

The following was presented by staff:

Fire:	Not present but had no concerns.
Building:	No concerns.
Police:	No concerns.
Mayor:	No concerns.
Stormwater:	No concerns.
Engineering:	Not present but had no concerns.
Zoning:	No concerns.
Parks & Rec:	Not present but had no concerns.
Water/Wastewater:	Not present but had no concerns.
Streets/Solid Waste:	No concerns.
Econ. Development:	No concerns.

Motion was made by Stacy Winkelman and seconded by Mike Jacek to approve this item with no conditions.

Unanimously approved.

C. Adjournment

Motion was made by Mike Jacek and seconded by Laura Bohlman 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.