

SITE PLAN REVIEW COMMITTEE
November 14, 2022

The Site Plan Review Committee met on the above date at 1:30 P.M. in Room 2044. The following members were present: Emily McFarland, Kristine Butteris, Mike Zitelman, Maureen McBroom, Anthony Rauterberg, and Stacy Winkelman. Also in attendance were Nikki Zimmerman, Sonja Kruesel of Vandewalle & Associates, Summer Coley, and Wes Nosek.

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 October 10, 2022

Motion was made by Anthony Rauterberg and seconded by Mike Zitelman to approve the October 10, 2022 Site Plan Review minutes as submitted. Unanimously approved.

3. Review and take action: 209 S. Third Street – fitness center

The current owners of Fuelify are proposing to open a 24/7 gym at this location. Applicant Summer Coley was present to answer any questions. The door will be locked at all times and members of the gym will be able to access either via a fob or phone. There will be security cameras and software for security purposes.

The following was presented by city staff:

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 (November 14 th).
Building:	If any structural work is being completed, architectural plans will need to be submitted. It was noted that there are no current plans beyond painting.
Mayor:	Signage should be discussed with the Building, Safety & Zoning Department before signs are ordered.

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

- A) Ensure any structural alterations or signage is discussed with the Building, Safety & Zoning Department.

Unanimously approved.

4. Review and take action: 1141 S. Tenth Street – interior remodel and exterior resurfacing

Wes of Wes Allen Construction is the General Contractor for the project, representing HGR General Surplus. Proposed work includes changing the roof to more of a vertical roof surface, painting the exterior brick and metal, changing windows in the front office area, and about 7,000 square feet of interior remodeling which will include restrooms, locker rooms, office space, and a new concrete paved area in the front entryway.

The following was presented by city staff:

Zoning:	This does not require Plan Commission approval since the changes are not additional square footage in excess of 1,000 square feet.
Building:	The building plans and sprinkler plans need to be forwarded to State for their review and approval.
Fire:	Verify if the building has a Knox Box. Building Inspector Doug Zwieg and Anthony Rauterberg will meet to discuss the sprinkler system and what needs to be updated.
Stormwater:	If more than 3,000 square feet of land is disturbed, an erosion control permit would be required. A stormwater utility credit is available if the owner is interested.

Motion was made by Maureen McBroom and seconded by Emily McFarland to approve this item as submitted with the following conditions:

- A) Building and sprinkler plans must be reviewed at state.
B) Discuss the Knox Box with Fire Department personnel.

5. Adjournment

Motion was made by Emily McFarland and seconded by Maureen McBroom 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.