

The meeting was called to order at 6:00 pm by President Kapaun.
The meeting was properly noticed in three locations.

Present: Brian Tremblay, Katy Kapaun, Janelle Beal, Jimmie Allen, Patty Johnson
Absent: Steve Melby, Mike Wyss
Guest: Angi Goodwin, Shane McFadden, Mark Erickson, Peter Tharp, John Mickelson

Approval of minutes from January 25, 2024.

Motion to approve the January 25, 2024, minutes by Tremblay, seconded by Beal. Motion carried.

Building permits issued and the Building Inspectors Report.

Report is in your packet for review.

Discussion/recommendation for ECI Site Plan Review.

Mark Erickson discussed the site plan for ECI. Was a 50% site plan review done prior and tonight they are back for full site plan review. They addressed the items that were listed. Extended the south end improvements to be 100 feet. Updated the landscape plan including changes implementation of the South line. A double row of trees expected by the pond but still a little pinch point so they are missing a tree but will put a panel fence section in to help screen this area. Also looks like they put a fence up – 300 feet of fence, lack of horizontal space and running down that are there is an underground electric line. This will turn out to be part of the gate system. 130th has a chain link fence and Kapaun would like to take another look at it. The trees are set as a tree line and growing into each other. The trees to the North of the driveway are a little sparse. Goodwin asked about greenspace in the front and if this is existing now with storage and yes, it is covered with material now, but this will be organized elsewhere. Goodwin asked if the screening is supplemental on 130th, with the pond did you think about screening on the inside of the pond because this might mean less trees (cut a 45 angle to achieve this. Submitted green space calculations and they are at 37 1/2 %. Copy of the DNR NOI. Talked about truck traffic volumes which were listed in the plans they submitted. There will be three to five trucks per day, so no road repair needs to be done. Stormwater is good. Contingent on DNR stormwater management review. Kapaun would like to see this contingent on the green space ordinance changes. Johnson added that in the summer you can see a lot of stuff in this area and will be the front yard of the new area. McFadden said that most of the items will be moved to the shop. The building will be 37 feet high. Discussed moving the ponds back to the property lines but at this time they are not able to. Water/sewer discussion: they are currently using private well and sewer. Would like to become part of

the Village system but that is not possible at this time. Talked about a developer's agreement for future requirements to tie on and pay impact fees. Johnson asked about building looks, generically talks about aesthetically pleasing. Steal building with steal siding. Gray exterior with blue trim which will match the existing building. Tremblay asked about roof runoff, and if it gets to the pond, we are good. The driveway is to allow the semis to pull in and still allow employees access while the trucks wait for them to open. The existing driveway has a blind spot. Goodwin asked about the screening again and adding the trees. They are willing to put in some trees for screening but would like to implement this plan and see what it looks like and if a fill in is needed they are willing to do this. Johnson asked about the business. They do Geotechnical construction, all over the country but mainly in the Midwest. Tremblay is fine with looking at it later on. Motion to recommend the ECI site plan with the following contingencies, screening improvement with staff review, submittal of DNR NOI, approval of the update for green space as submitted and signed developers' agreement to hook up to water/sewer when available and potential future screening recommendations by Tremblay, seconded by Johnson. Motion carried.

Update on John Mickelson addition of grain bins at the Feed Mill on Main Street.

Mickelson handed out photos to show what it would look like with the additional bins. Height will need Zoning Board of Appeals. These will be right on the right of way which is allowed and inline with what else is there. Kapaun asked if there is water/sewer in the building and there is, but it is not used. Goodwin asked about the remaining space, and it will remain concrete flooring. Robert's Towing uses this space for parking.

Update on Impact Fees.

No update on this item.

Items for future meetings.

- B3 Ordinance updates
- Annexation for ECI
- Update on Valdes

Motion to adjourn at 6:55 by Tremblay, seconded by Allen. Motion carried.

Megan Dull,
Village Clerk