

**VILLAGE OF AVISTON
MINUTES OF THE ZONING BOARD MEETING HELD ON:
TUESDAY FEBRUARY 22, 2022**

The regular monthly meeting of the Aviston Zoning Board was called to order at 7:00pm on February 22, 2022, at the Village Hall by Michael Engel. In attendance were Michael Engel, Jan Kapp, Danny LaSavio, Bob Albers, and Administrator Dave Trame. Pledge of Allegiance was recited by all.

1. GUESTS:

Mike Kampwerth, Ann Schroeder, Gary Rakers, Doug Ratermann of HMG and Pat Netemeyer.

2. AGENDA:

A motion to approve the agenda was made by Bob Albers and second by Jan Kapp. Motion carried.

3. MINUTES:

Minutes of the January meeting were available for all to review. A motion to approve the minutes was made by Jan Kapp and second by Danny LaSavio. Motion carried.

4. PUBLIC HEARING:

A Public Hearing was opened regarding the changes to the Village Code regarding definitions, accessory use, and placement of swimming pools (see public notice). No comments from the public were brought forward. The changes were approved and will be sent to the Village Board for their final approval on March 7, 2022.

5. NEW BUSINESS:

A. A review of the preliminary plat for the Russland Road Subdivision was conducted. Pat Netemeyer reviewed Article 15 (para 14-15-2) to ensure all items were on the plat. Doug Ratermann of HMG Engineers preformed a separate review of the plat and submitted his comments. At the end of the review, all items to be changed or incorporated were submitted for final update. The key items included:

- Water mains that end at the limits of the subdivision should terminate with a cap, gate valve and box.
- Detention/retention decision should be made and lots adjusted as appropriate. Utilities should not be located in an area that will be under water.
- A water valve should be added to the west end of the tee and hydrant on lot 10.
- An easement of 30 feet should be added at the rear of the lots for future sewer placement. That 30 feet should further be divided such that other utilities cannot encroach on the sewer portion.

- Revisit the V-type gutter to ensure the proper height and also the possibility of a smooth transition for vehicles driving over it.
- Ensure the north end of the water main terminates with a flush hydrant and is capable of extending to future developments.
- Ensure all covenants and restrictions are listed.
- Add a 30-foot setback requirement for homes thus ensuring that frontage of all homes has 100-foot width.
- Study water flow to ensure size of water mains necessary to result in proper pressure for this subdivision as well as future subdivisions that will be adjacent.
- Ensure easement restrictions are spelled out for the future road extension to the north between lots 34 and 35.

B. A review of the outline for the Comprehensive Plan was conducted. Members were asked to submit changes to the outline at the next meeting.

6. OLD BUSINESS:

Current Permits: Dave Trame reported there were two Accessary Use permits in February and that is it for the year, so far.

7. A motion to adjourn the meeting at approximately 8:58pm was made by Jan Kapp, second by Danny LaSavio.