

VILLAGE OF AVISTON
MINUTES OF THE ZONING BOARD MEETING HELD ON:
TUESDAY March 29, 2022

The regular monthly meeting of the Aviston Zoning Board was called to order at 7:00 p.m. on March 29, 2022, at the Village Hall by Michael Engel. In attendance were Michael Engel, Jan Kapp, Amelia Morgan, Bob Albers, and Administrator Dave Trame. Pledge of Allegiance was recited by all.

1. GUESTS:

Jerry and Lynn Detmer, David and Cathie Schroeder, Bruce Haas, Dale Buscher, Bricker Martin, Todd Bland, Kevin and Alexis McAllister, Kenneth Erwin, and Pat Netemeyer.

2. AGENDA:

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

3. MINUTES:

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

4. PUBLIC HEARING:

A. A Public Hearing was opened regarding a requested variance to extend the fence forward of the rear building line on both sides of the property at 863 W. 2nd Street, Aviston. The requested layout of the proposed fence was reviewed. There were no comments from the public. A motion to approve the variance was made by Jan Kapp and seconded by Amelia Morgan. The variance was approved by unanimous vote and will be sent to the village board for their final approval on April 4, 2022.

B. A public Hearing was opened regarding the review of the initial preliminary plat for the Willow Rae Estates subdivision. Public input regarding the proposed subdivision centered on

(1) The drainage plan. Kenneth Erwin stated that the current run off to the South of the property in a heavy rain pools water to within 2 inches of his basement. Further, the pond located adjacent to Russland Road to the South of the property cannot take any more water than currently entering it since there is continuous erosion of the spillway. Further, the pipe under the driveway of the Buscher property is not sized for any additional water. There was some concern that the runoff from the East side of the property under Russland Road would be a problem for the lake on that side. After lengthy discussion it was proposed that the detention and drainage portion of the project would ensure that the south end drainage would reduce the water flow by moving some of the water to the West to the detention area and that a berm would be placed along the south end to help with this effort. The detention area to the east would be sized to ensure that the flow under Russland Road would not exceed the current flow.

(2) The second area of discussion centered around water pressure in the general area of the proposed development. The lines that are to be installed would be 6 inches as are the current lines and would be part of the loop system thereby ensuring adequate water pressure.

(3) The committee then reviewed all the comments from the previous meeting to include those from HMG. All previous issues were resolved to the satisfaction of the committee with the following exceptions:

(a) The location of drainage lines for sump pumps will be added in the engineering drawings and the final plat.

(b) The drainage issues will be addressed in the engineering drawings and final plat.

A motion to approve the plat with proposed changes was made by Amelia Morgan and seconded by Jan Kapp. The committee voted unanimously to approve the initial plat for the Willow Rae Estates subdivision and forward to the Village Board for their review and action.

5. OTHER NEW BUSINESS:

It has been noted that several signs have been showing up along Russland Road. A review of the sign provisions of the code have noted that some violations have occurred. Therefore, the village Administrator will be investigating for the next meeting. Further, the provisions of the sign illumination paragraph need to be reviewed.

6. OLD BUSINESS

Current Permits: Dave Trame reported there were two Accessory Use permits in March. Year to date totals: Accessory Use: 4.

A review of the outline for the Comprehensive plan was conducted. Members were asked to hold their changes to the outline for the next meeting.

7. A motion to adjourn the meeting at approximately 9:00 was made by Bob Albers, seconded by Jan Kapp. Motion carried.

Minutes taken by Michael Engel.