

ZONING BOARD
MEETING MINUTES
APRIL 26, 2022

The regular monthly meeting of the Aviston Zoning Board was called to order at 7:01 pm by Mike Engel. In attendance were Mike Engel, Amelia Morgan, Bob Albers, Administrator Dave Trame and Irma Deimeke. Pledge of Allegiance was recited by all.

1. GUESTS: Dale Buscher, Lynn & Jerry Detmer, Cathie & David Schroeder, Phil Pingsterhaus, Kenneth & Bev Erwin, Bruce Haas, Kevin Eversgerd, Ann Schroeder, Douglas Ratermann/HMG, Seth Netemeyer/Netemeyer Eng., Clifford Huelsmann/Netemeyer Eng.

2. AGENDA:

A motion to approve the agenda was made by Bob Albers, second by Amelia Morgan. Motion carried.

3. MINUTES:

Minutes of the March meeting were present for review. A motion to approve the minutes was made by Amelia Morgan, second by Bob Albers. Motion carried.

4. NEW BUSINESS:

a) New Development Engineering Plans: Seth Netemeyer and Cliff Huelsmann from Netemeyer Engineering provided an update on the progress of creating engineering drawings for the new Russland Road subdivision. The discussions centered around drainage issues. This portion of the design work regarding the control of drainage incorporated input from the Public Hearing comments from March. Drainage occurs in four areas. The three areas of key concern are:

- 1) The largest drainage goes east under Russland Road. To control this a 2/3-3/4 acre pond dug 5 ft deep and have a 3-4 ft bank will be placed 25-30 feet away from the road. Further, the discharge pipe will be sized to control outflow so that the rate of flow will be half of the current flow.
- 2) The southwest drainage is the second largest and again will be controlled by a pond dug to approximately 3 ft. The berm will be 3-5 ft and outflow controlled by a discharge pipe to ensure the flow rate is half of the current rate.
- 3) The smallest flow to the south is in the southeast corner. Grading will cut the total amount of drainage in this area by half. This will allow enough water to feed the small pond to the south along Russland Road and at the same time cut flow rates to protect home owners.

Other plan issues discussed:

- 1) Fire hydrants. The subdivision will have fully functioning hydrants.

- 2) Water pressure. Flow tests were done and preliminary results show no reduction in water pressure for surrounding home owners. Calculations are being performed to double check this result.
- 3) Russland Road width. At the point of the East drainage outflow, Russland Road is narrower and has sunken areas on the sides. This should be evaluated for possible improvement.

A public hearing for full engineering drawings is to be scheduled at the next regular zoning meeting in May.

b) Sign Ordinance Rules: A discussion was held regarding current rules surrounding billboards and signs. Discussion included billboard advertising on other properties as well as sign size, height, etc. Dave Trame has gotten in touch with respective owners of signs/billboards out of current guidelines in order to bring them into compliance. References to the zoning code were provided. All board members are to review the sign/billboard sections in the code and bring comments to the next meeting.

5. OLD BUSINESS:

a) Current permits: Dave Trame reported April permits issued: 3 – new homes, 6 – miscellaneous, 1 -sign. Totals for 2022 to date: 6 – new homes, 7 – miscellaneous, 5 – accessory use, 2 – structural additions, 1 – commercial structural addition, 1 – sign.

b) Comprehensive Plan – Mike Engel asked for comments to the comprehensive plan outline. He would like to get this wrapped up within the next month or two. Responses received from village residents provide the basis for moving forward with a plan that keeps the current residential community feel with the addition of small business, light industry, and recreational improvements.

5. A motion to adjourn was made by Bob Albers, second by Amelia Morgan. Motion carried. Time was 8:45 pm.

Irma Deimeke