

VILLAGE OF AVISTON
MINUTES OF THE ZONING BOARD MEETING HELD ON:
Tuesday, December 19, 2023

The regular monthly meeting of the Aviston Zoning Board was called to order at 7:00 p.m. on December 19, 2023, at the Village Hall by Mike Engel. In attendance were Mike Engel, Clayton Renth, Amelia Morgan, Terry Tebbe, Rick Zobrist, Zachary Meyer, Village Administrator Dave Trame and Irma Deimeke. Pledge of Allegiance was recited by all.

1. GUESTS: Jeff & Nancy Woltering, Pat Netemeyer

2. AGENDA:

A motion to approve the agenda was made by Clayton Renth and seconded by Zachary Meyer. Motion carried.

3. MINUTES:

Minutes of the November 2023 meeting were available for all to review. A motion to approve the minutes was made by Zachary Meyer and seconded by Clayton Renth. Motion carried.

4. NEW BUSINESS:

A) Public Hearing – Preliminary plat of Frontier Industrial Park – Phase 4. Mike Engel opened the discussion and went through the checklist for a preliminary plat.

- i) Recommended administrative changes:
 - a) On sheet 1 the ZONING DISTRICT CLASSIFICATION should be B-2 HIGHWAY BUSINESS DISTRICT AND I INDUSTRIAL since the AREA OF SUBDIVISION is the total 8.85 acres.
 - b) Under utilities we believe the electric provider is Ameren.
 - c) The wording of the North/South drainage easement on sheet 2 states "...ROW Plans". Does that mean IDOT ROW Plans? If so, we would like to see the IDOT drainage calculations if separate from TWMs.
- ii) Recommended additions:
 - a) Side and rear utility easements on lot F.
 - b) Side utility easements on both sides of lot E.

A Motion to approve the preliminary plat with noted changes above was made by Clayton Renth, second by Zachary Meyer. Roll call vote taken with all members voting 'aye'. We have reviewed the requirements for the improvement plans and final plat and are ready for their review when submitted.

5. OLD BUSINESS:

B. Current permits: Zoning Administrator, Dave Trame reported: December permits issued: 1 – Miscellaneous. Totals for 2023 are: 49 – Miscellaneous, 9 – accessory use, 2 – residential addition, 1 – permit extension, 1 – commercial structure.

7. A motion to adjourn the meeting at 7:48 p.m. was made by Amelia Morgan, seconded by Clayton Renth. Motion carried.

Irma Deimeke