

VILLAGE OF AVISTON
MINUTES OF THE ZONING BOARD MEETING HELD ON:
Tuesday, February 27, 2024

The regular monthly meeting of the Aviston Zoning Board was called to order at 7:00 p.m. on February 27, 2024, 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: Marsha Maller (TWM), Randy Ritzheimer, Seth Netemeyer (Netemeyer Eng.)

2. AGENDA:

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

3. MINUTES:

Minutes of the January 2024 meeting were available for all to review. A motion to approve the minutes was made by Amelia Morgan and seconded by Zachary Meyer. Motion carried.

4. NEW BUSINESS:

Construction drawings for Phase 4 of Frontier Park were available for everyone to review. This is for the Steel Bridge Street connection from N. Page St. onto the existing Steel Bridge Street. (Jeff & Nancy Woltering Property). The map shows where there will be 2 retention ponds. Water & sewer connections are already in place. Discussion was held regarding the ditch that is there (between the old and new 50). IDOT needs to sign off on any improvements affecting the ditch.

There are a couple options for dealing with the 60" used conduit to be located under the new road:

1) Remove current conduit:

a) If it passes inspection, use it.

b) If it does not pass inspection, attempt to get IDOT to approve a smaller one.

NOTE: the inspection should be performed by the Village Engineer or an outside paid engineer.

2) Have drainage calculations performed for the drainage area north of the ditch and submit them to IDOT in order to secure their approval of a smaller culvert.

Each of the lots on the north side of Steel Bridge (Lots A thru C) will need to have their own detention/retention ponds.

Before the maps go before the Village Board, the Zoning Board would like the ponds shown on the north lots. A motion was made by Clayton Renth, seconded by Amelia Morgan for this request before bringing the maps/plans to the Village Board. Roll call vote taken with all present voting 'aye'. (Terry Tebbe left early and was not present for the vote.)

- Marsha Maller stated that Letters of Credit will need to be made to go to the Village until all improvements have been made. There are various options for the Village Board to get the final plat approved.

Randy Ritzheimer questioned the time table for him to be able to start building. He has talked to County and has a good address for his business. He was informed to start the building permit process/TIF process in order to get as much done ahead of time that he can. He's ready to start building.

In order to save time, a motion to approve the final plat with all notions included, was made by Amelia Morgan, seconded by Zachary Meyer. Roll call vote taken with all present voting 'aye'. (Terry Tebbe absent.)

5. OLD BUSINESS:

B. Current permits: Zoning Administrator, Dave Trame reported: February permits – none issued. Totals for 2024 are: 2 – new home, 3 – Miscellaneous, 2 – Accessory Use, 1 – Commercial Addition.

7. A motion to adjourn the meeting at 7:45 p.m. was made by Amelia Morgan, seconded by Rick Zobrist. Motion carried.

Irma Deimeke