

1. **Call to Order, Roll Call:** The meeting was called to order by Dave Dillenburg at 5:30 pm. Roll call: Dave Baranczyk, Rick Nuetzel, Steve Riley, Tom Tengowski, and Dave Dillenburg were present. Excused: Peter Zobro and Tammy Zittlow.
2. **Verify/Modify/Approve Agenda:** Motion by Dave Baranczyk, seconded by Rick Nuetzel to approve the agenda as presented. Motion carried 5-0.
3. **Approval of Site Review Minutes:** Motion by Tom Tengowski, seconded by Dave Baranczyk to approve the July 24, 2024 minutes. Motion carried 5-0.
4. **Public Comment on Non-Agenda Items:** None.
5. **DISCUSSION AND ACTION - 582 Larsen Orchard Pkwy, HB-3260; New 4-story 25,380 Square Foot Mixed Use Commercial/Retail/Residential Building**

This property located along both Larsen Orchard Parkway and Founders Terrace is currently undeveloped, and the proposed project will consist of a new 4-story, 25,380 Square Foot Mixed Use Commercial/Retail/Residential Building with underground parking and associated site improvements. Director Gerbers reviewed the project for the Committee.

Representatives from Robert E. Lee were available for comments and questions.

Motion by Rick Nuetzel to approve the site plan as presented, subject to the following conditions:

1. Any vent termination shall be colored to match the building façade where they are located.
2. Obtaining easement from adjoining property owner for installation of driveway from Founders Ter.
3. Any additional mechanical equipment, if located on the roof or ground, shall be screened from view by materials compatible with the building or landscaping.
4. Location of FD connection and lock box(s) shall be approved by the Fire Chief prior to installation.
5. Developer shall discuss door access and locking with the Police Chief during construction to ensure that access to portions of building are not available to all patrons.
6. Landscape plan shall be submitted for approval prior to installation.
7. Signage details shall be submitted for approval prior to installation.
8. Any new sewer/water taps into the public system that are required for this development shall be reviewed and approved by the Village Public Works Department prior to excavating and installation.

Seconded by Dave Baranczyk. Motion carried 5-0.

6. **Adjourn:** Motion by Dave Dillenburg to adjourn at 6:09pm, seconded by Steve Riley. Motion carried 5-0.

Respectfully submitted by Lisa Vanden Heuvel, Village Clerk