

I. CALL TO ORDER: The meeting was called to order at 5:10p.m.

II. ROLL CALL:

A. Present

1. Mark Swierenga
2. Kathy McGeehin
3. Bill Hart, Building Commissioner
4. Nancy Koske, Trustee

B. Absent

1. Greg Weeks

III. SITE PLAN AND ARCHITECTURAL REVIEW

A. Menards – Route 12 and Route 134 – Expansion

The secretary swore in Theron Berg, Menards Senior Real Estate Associate.

B. Theron Berg gave his presentation stating:

Menards has proposed to purchase the back half of the adjacent lot between the existing Menards and existing Jewel. We are under contract to purchase the back half. There will be a significant amount of remodel/expansion. The existing entrance to the yard is on the north side of the building and it will be the first thing to move to the south side of the building. A garden center will be added to the north side of the building. The garden center is essentially an overhang 72 feet wide and unheated. This will house the plants for gardening.

We are also going to expand the outdoor lumber yard portion of our operations. We are proposing to build an accessory building over by the Jewel. It is under-roof, unheated, sprinkled, and it will serve several functions. This will house a new order area, lumber board rack, and allow for some of the large building material that you find inside the Menards today to be moved out to the lumber yard.

In order to make that warehouse fit, we are also proposing to modify the detention ponds that you see behind the buildings. The rear fence line will be moved closer to the store and the detention pond will become bigger. We will fill part of the retention area that's at the rear of the property that we are purchasing, hoping it will create enough detention, so we do not have to put in underground detention,

which is a significant expense. We have not finished the storm water calculations, so it is very possible that we will have to supplement the detention underground.

The inside of the store will also be remodeled. The inside wall that separates the heated retail area from the cold warehouse area will be removed and that will all become heated retail space. In the warehouse portion you will find the large building materials that need to stay indoors and it will have a new contractors desk area that will look significantly nicer.

As you walk in the entrance today and look to your left you will see the lighting area, the plumbing area and then the entire middle section will be reset with new taller shelves. The aisles will be more aligned and there will be a small grocery area and an expanded pet area.

This is a significant remodel and it will be done in phases and this one is even more complicated because you have to build the new pond before you fill the old. As this goes through its phases it will take a couple of years to do. We want to lessen the impact to the store as much as we can.

The elevations will remain unchanged, really at the sub-floor adding the garden center to the north side. If you look at the picture, you will see a depiction of the garden center addition. It will have sliding glass doors, four feet of concrete to match the store at the bottom. The section of fence that comes after the garden center, will be four feet of concrete to match the store with a 10 ft wrought iron fence on top of that.

IV. BOARD QUESTIONS:

- A. Mark Swierenga asks Theron Berg is the concrete patterned or a poured wall?
 - 1. Mr. Berg states that it is pre-cast ribbed. It will match its concrete with the landscaping in front of it. The one in Crystal Lake is similar.

- B. Kathy McGeehin states that it is a four-foot wall, 9'4" of wrought iron fencing topped by lights, plantings and a bed that is 5 feet wide in front of that. That covers the whole expanse between the existing store now and the beginning of your new building? Is that correct?
 - 1. Mr. Berg states from the garden center all the way to the edge of the new building.

- C. Kathy McGeehin asks when the garden center is closed, how are you closing that off to the public?
 - 1. Mr. Berg states that the front has glass sliding doors.
 - 2. Kathy McGeehin asks, no chain link fence?
 - 3. Mr. Berg replies no.

- D. Mark Swierenga asks since you are on this plan, have you given any thought to your egress and ingress to your yard? It looks like pitch point to me.
1. Mr. Berg responds that we have widened that access point to make sure that the semi-trucks can get in there and we also recognize that the customers and smaller retailer are the only people using that section of the road.
- E. Mark Swierenga asks if they thought of doing a curb cut at the west end of the property and exiting right onto Hartigan?
1. Mr. Berg replies that it has been suggested, but that is not a very wide road. We do like to make sure that the yard gate is visible and this would be our preference.
 2. Bill Hart made comment referencing two driveways.
- F. Mark Swierenga stated all your construction is coming in and out of there and you have a lot of people that when they drive in that is the entrance they go through and then they drive across the front of your building and then park. I just see it as a pitch point.
1. Mr. Berg states they done a few things to alleviate that concern such as widen this access point to make sure the trucks can get in there and we've also pulled the yard gate back so that we've created this stacking that used to be in the parking lot along the edge of the building.
- G. Mark Swearing states your stacking is currently in your yard. People Drive in, sign in and go get their materials.
1. Mr. Berg replies, yes there are some communities where you will see stacking right at the yard gate waiting to get in. So that's one of the reasons for pulling that yard gate back and also just to make that turn work. There are 3 loading docks that we will have to remove and replace here.
- H. Mark Swearing states that when a semi-truck comes in, he goes back into your yard and he dumps off his materials, how does he get back out?
1. Mr. Berg states, he will use the same point. I know it looks small on paper, but that is a huge area that a semi-truck can turn around.
- I. Kathy McGeehin states, it is probably 180 – 200 feet in that area. So this area here is about 60 feet wide
1. Mr Berg replies, that I can pull up the scale. I really would agree with Bill Hart that there are really only two areas where we can put the yard gate; where we have it and here. My fear is that if we move it around the back we would create a bigger bottleneck in the yard.
 2. Bill Hart made comments (not on microphone)
- I. Mark Swierenga asks him to go back to your elevations.

1. Mr. Berg states, I think we really covered the store elevations adding the garden center and the wrought iron in the front of the yard. This section of here we are proposing to be board on board fence as we have it in the back today. It will screen the warehouse a little better and we may be able to utilize the inside with some pallet.
- J. Mark Swierenga asks what kind of screening is on the north side and how high does that go?
 1. Mr. Berg states it is a board on board elevation and it's the back of the structure so it goes 20 feet.
- K. Kathy McGeehin asks if there is landscaping?
 1. Mr. Berg replies no, it's between the Jewel and service drive so I did not propose any landscaping there.
- L. Mark Swierenga asks if the front of your storage area is that basically the front of the Jewel?
 1. Mr. Berg states the Jewel sign off on this too, so I didn't pull my warehouse here and block them off. That's why you see the angle.
- M. Kathy McGeehin states, that's nice because you don't look at the side of Jewel. The two sides are facing it's really rather inconsequential as far as architecture.
- M. Mark Swierenga asks if the board on board structure is it going to be stained or painted?
 1. Mr. Berg states not generally, its green treated.
- N. Mark Swierenga and Kathy McGeehin agree that they would prefer the green metal siding because it would hold up better.
 1. Mr. Berg states that fine, he could accommodate that change.
- O. Kathy McGeehin asks if the rest of the existing store is getting a new façade or are you just repainting parts of it? I see the addition of some new signage, are you leaving the rest of it as it exists?
 1. Mr. Berg states that is correct, It is actually been painted the darker green.
- P. Kathy McGeehin asks if Menards is responsible for the landscape maintenance for the island divider between Menards and Jewel?
 1. Mr. Berg states that states that he is 90 % sure that Menards is responsible for the maintenance of that area. We were not part of the original shopping center. Without researching, I would believe it is Menards responsibility.
- Q. Kathy McGeehin states she likes the concept long buffer and the fence and wall with landscaping, but she has concerns if it is not maintained properly.
 1. Mr. Berg states that we could make it a condition of the motion.

V. AUDIENCE COMMENTS: None

VI. BOARD COMMENTS: None

VII. MOTION:

A. Kathy McGeehin made a motion to recommend that we accept the Menards site plan at Route 12 and Route 134 for a new warehouse as presented with the following conditions:

1. We will have green aluminum material on the north side and
2. Existing and new landscaping will be better maintained and
3. It will be lighting friendly with cutoff, type light fixtures in the back of the building.

Seconded by Mark Swierenga with the three named conditions.

All members present were in favor.

Motion to approve passed on June 19, 2007.

VIII. ADJOURNMENT @ 5:40 p.m. motion by Kathy McGeehin, seconded by Mark Swierenga and approved by all members present.

Tina Williams
(Typed from taped recording and notes)