MEETING MINUTES – SITE REVIEW COMMITTEE

ROUTINE ITEMS TO BE ACTED UPON:

1. **Call to order/Roll Call.** The meeting was called to order by Dave Dillenburg at 5:30 pm. Roll call: Dave Baranczyk, Tom Tengowski, Tammy Zittlow, and Dave Dillenburg were present. Excused: Steve Riley, Peter Zobro. Absent: Rick Nuetzel.

2. **Certification of the open meeting law agenda requirements and approval of the agenda.** ACTION: To certify the open meeting law agenda requirements and approval of the agenda. MOTION: Dillenburg SECOND: Baranczyk MOTION APPROVED BY VOICE VOTE: 4-0.

3. **Approve Minutes of April 1, 2026.** ACTION: To postpone the approval of the minutes of the April 1, 2026 Site Review Meeting to the next Site Review Meeting. MOTION: Tengowski SECOND: Zittlow MOTION APPROVED BY VOICE VOTE: 4-0.

4. Public Comment on Non-Agenda Items. – None.

5. DISCUSSION AND ACTION – Election of Committee Chairperson and Vice-Chairperson
ACTION: To elect Dave Dillenburg as Chairperson.
MOTION: Baranczyk SECOND: Zittlow MOTION APPROVED BY VOICE VOTE: 4-0.

ACTION: To elect Tom as Vice-Chairperson
MOTION:Dillenburg SECOND:Baranczyk MOTION APPROVED BY VOICE VOTE: 4-0.

6. DISCUSSION AND ACTION – Consider a new 16,945 SF Indoor Riding Arena/Barn w/ Associated site Improvements (1130 Orlando Drive, HB-332-3-1) Exceptional Equestrians is proposing to construct a new indoor riding arena / barn of 16,945 square feet within their complex located at 1130 Orlando Dr. (Parcel HB-332-3-1) along with the required associated site improvement including access and parking. The proposed building will be single story in height.

Appearing before the committee: Brian Sanders, Vierbecher.

ACTION: Conditional approval of this site plan, subject to the following and in addition to any conditions the Site Review Committee may identify:
1. Lock box location(s) shall be approved by the Village Fire Chief.
2. Any and all mechanical equipment shall be screened from view with materials to match those of the principal structure or with landscaping, and all exterior exhaust/intake vents shall be colored to blend with the principal structure.
3. No lighting shall create a glare to adjoining properties or public roadways. Only the proposed wall packs are part of this lighting approval. Any other future lighting will require review and approval by the SRC.
4. Any proposed signage shall be required to be submitted for approval at a later SRC meeting prior to installation.
5. Storm water plans shall be approved by the Village Engineer.
6. FD Connection location shall be approved by the Village Fire Chief.
7. If the proposed building will be protected by an approved fire suppression system, then water lateral supplying the building shall be sized accordingly. If not protected by such an approved system, then the drive lane to the south of the proposed building shall be a minimum of 12 feet in width and designed to support fire apparatus and signed per Village Fire Chief approval.
8. The building will not be required to have masonry facing the street due to the building setback being 300 ft from the public street and shielded by other existing buildings and landscaping.

MOTION: Zittllow SECOND: Tengowski.
MOTION APPROVED BY VOICE VOTE: 4-0.

7. DISCUSSION AND ACTION - Site plan modification to the previously conditionally approved development (5076 Founders Terrace, HB-523-2)
The property owner of parcel HB-523-2, located at 5076 Founders Terrace, is proposing some modifications to the previously conditionally approved site plans for their new development. This request is for the proposed modifications to be reviewed with the Committee directing the applicant to proceed accordingly. A final drawing of the proposed site plans will be submitted at a later date pending direction from the Site Review Committee.

Appearing before the Committee:
Jenny Basten, Bone Voyage Villas
Jamie Tomchek, Bone Voyage Villas

ACTION: To approve the proposed modifications with a final detailed plan to be submitted to the Site Review Committee at a later date.
MOTION: Dillenburg SECOND:Zittlow MOTION APPROVED BY VOICE VOTE: 4-0.

8. ADJOURN (6:26 pm) MOTION: Tengowski SECOND: Baranczyk MOTION APPROVED BY VOICE VOTE: 4-0.

Respectfully submitted by Lisa A. Vanden Heuvel, Village Clerk