



### March 13, 2024 Minutes

Meeting called to order by Chairman Wegand at 4:35pm, present was Clerk Swedberg, Supervisor Coenen and Treasurer Mattioli. Supervisor Flick was via telephone. Pledge of allegiance was held.

Coenen made a motion the agenda, seconded by Wegand, 3 ayes, 0 nays, motion carried.

**Public Comment** – No one came forward.

Motion by Coenen to approve last month's minutes, seconded by Flick, 3 ayes, 0 nays, motion carried.

**Fire & EMS Chiefs Report** – N/A

#### Old Business

- **Fee Schedule Resolution** – Motion by Coenen to approve the fee schedule with the change of the Utility Permit to \$150. Seconded by Flick, 3 ayes, 0 nays, motion carried.

#### New Business

- **Reader Rezone**– Chad Reider presented his proposal to rezone parcels from ag to industrial for the purpose of storage units. He showed renderings and floor plans and explained all the amenities. This partnership runs hundreds of different locations and has been doing this since 2018. There will be green space, cameras, water retention with gates. Chairman explained that we are getting annexed. Chairman Wegand opened the meeting at 4:54pm. Chairman Wegand closed the public hearing at 5:20pm
  - Amy Roofers, she presented a map with other storage units and the area is saturated. Per Chad, traffic is a minimum. Traffic is not coming and going and people are not able to run businesses out of it.
  - Tom Roofers – he is concerned with the driveway that comes out of the storage area. Jason advised that there are challenges when it comes to lighting from cars. Chad advised the sidewalls are 14' high.
  - Tom VanAsten – Will the pond have a liner, unknown until the engineer designs it. Why is the pond not in the back. County dictates water. He also questioned the fence and lighting. Chad advised the lighting will be down lights and will not go onto anyone else's property.
  - Doug Heitpas - questioned how Evergreen Dr will handle the construction vehicle. The pond will be behind the fence.
  - Mary Wallace on behalf of her mother Alice Chevalier – she questioned the berms and water runoff. Chad advised current berms are about 5 ft tall and have trees planted on them. The fence is incorporated into the berms to make it look like a nice facility.

Motion by Chairman Wegand to approve rezoning from ag to industrial, seconded by Flick, 3 ayes, 0 nays, motion carried.

- **Road Bid Award** – Ben from McMahon presented the letter of recommendation for road bids, they did two bids, milling and pulverizing. Pulverizing is a better option, and the lowest bid came in at \$109,814 from NE Asphalt. Motion by Wegand to approve the lowest bid of \$109,814, seconded by Coenen, 3 ayes, 0 nays, motion carried.
- **Vanden Heuvel Variance** - Jay was present and wants to build a shed larger than allowed by ordinance. All the neighbors were notified, no one was present. Motion by Flick to approve the variance, seconded by Coenen, 3 ayes, 0 nays, motion carried.



## Town of Vandenbroek

Since 1902

- **Land Lease Bid Opening** – Three bids were received for the lease. Dan Drum - \$2650, James Rasmussen - \$1512, Gordy Vosters - \$2400. Motion by Coenen to award Dan Drum the land lease, seconded by Flick, 3 ayes, 0 nays, motion carried.
- **Scotty's Operators License** – Motion by Coenen to approve an operator's license to Jennifer Mischler, seconded Wegand, 3 ayes, 0 nays, motion carried.
- **Annual Report Approval** – Motion by Coenen to approve the Annual Report, seconded by Flick, 3 ayes, 0 nays, motion carried.

### Reports of Officer's, Boards, Committees

- **Treasurers Report** – None given.
- **Review & Pay Bills** - Motion by Coenen to approve the bills of \$36,590.80, seconded by Flick, 3 ayes, 0 nays, motion carried.
- **Budget** – nothing
- **Fire Budget** -nothing

### Correspondence

Next Meeting:

Future Agenda: ERP

Motion by Coenen to adjourn, seconded by Flick, 3 ayes, 0 nays, motion carried at 5:36 pm

Respectfully Submitted,  
Cory Swedberg, Clerk