

Village of Roberts
Plan Commission Meeting Minutes

October 6th, 2011

The Plan Commission Meeting on October 6, 2011 was called to order at 7:00 PM by Willard Moeri.

Present: Willard Moeri, Peter Tharp, Carol Dull and Jerry Weiss

Absent: Nathan Stork, Jay Newton and Steve Melby

Visitors: Bill Derrick, Sr., Bill Derrick, Jr., Jason Raverty–Stevens Engineers, Jeff Millin & Bruce Haslerud–Black Diamond, Matt Heib, Angie Goodwin, Ivan Hackman and Auldin Gunderson.

The meeting was properly noticed and posted in the Village of Roberts in three locations.

- **Building Inspector** – Reviewed report.
- **Approval of Black Diamond Concept Site Plan Review**

Jason Raverty with Stevens Engineers presented a concept plan. Proposed parking exceeds the code requirements. Stormwater treatment is proposed on the east side. Site is not looking for public sewer and water facilities. It was noted that if sewer and water is extended to the property, they would be required to connect. DNR has stated that site operations discharge does not require wastewater treatment. Wash plant shuts down middle of November until early April. Will need to request a height variance on storage bins, anticipate 50-foot height. Site is partially in 100-year inundation area. Any volume filled as part of the inundation area will need to be recreated by excavation of materials in the non-impacted areas. Site is 40 acres; therefore, subdivision ordinance requirements do not pertain. Site must be less than 20 acres to require following subdivision ordinance.

- **Crane 1 – DSZ Group Preliminary Plan**

Matt Hieb presented concept for revised road layout. Layout provides access to north property at approximately Cherry Lane location, as requested at the last Plan Commission meeting. Sewer is proposed to be connected to existing interceptor directly north of the site. Note that development will pay for per acre charge for existing interceptor. Storm water discussion, 100 year inundation area, lots are not impacted. Currently proposing to end street without cul-de-sac, used as turn around – should obtain Village Attorney review. Snow removal also discussed – John to review. Developer's agreement will be needed prior to site plan approval. Developer would like sample developer agreement.

Matt Hieb presented a Certified Survey Map – needs attorney and Ayres review. Bill Radosevich needs to ok to go through Board for approval. Preliminary CSM needed, No cul-de-sac right of way shown, motion included and changes to cul-de-sac area.

Motion to approve Certified Survey Map with contingency of cul-de-sac modifications and approval of Ayres and Bill Radosevich's review by Tharp, second by Weiss. Motion carried.

Any other business

Clarification needed if development can occur within jug handle. Ayres will contact Matt Hieb for confirmation on jug handle development.

Motion to adjourn at 8:30 PM by Weiss, seconded by Tharp. Motion carried.

Barb Shemon

Office Assistance