

Village of Roberts
Plan Commission Meeting Minutes

January 5, 2012 – 7:00 PM

The Plan Commission Meeting was called to order at 7:00 PM by President Moeri.

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

Present: Carol Dull, Jerry Weiss, Peter Tharp, Steve Melby, Nathan Stork and Willard Moeri.

Absent: Jay Newton

Visitors: Marge Wolske, Chuck Pizzi, Terry Dull, Bill Derrick, Angi Goodwin, Jason Raverty and Brad Alsup.

- **Building Inspector Report – Reviewed**
- **Minor Lot Subdivision – Dick and Jan Stout**

Motion to approve Minor Lot Subdivision for Dick and Jan Stout by Stork, seconded by Dull. Motion carried.

- **Minor Lot Subdivision – Gerald Altmann – No action.**
- **Flying J Business Plan of Operation - Brad Alsup**

Brad described the project to build a truck stop/travel center in the Village. There will be truck and car fuel and a convenience store. The restaurants being requested are McDonalds and a Subway. They are interested in developing eight acres. The cars and trucks would be kept separate with separate entrances. This would be a Flying J. Approximately 100 employees would be employed. There was discussion regarding the traffic and the completion of a study being done.

Angi Goodwin shared comments regarding the sight. It does not meet the 40% green space which was discussed. They are currently at approximately 28%. Discussed that there may be upgrades needed to 70th Avenue. Angi reviewed the concept plan and appears to meet our codes for parking and landscaping. A comparison of information available for the zoning district of B-5 was shared.

Motion to recommend approval of Flying J #470 Business Plan of Operation by Weiss, seconded by Dull. Motion carried.

- **Flying J Concept Plan – Brad Alsup**

Brad presented the Flying J Concept Plan and answered any questions. Traffic impact at Highway 65 and 70th were discussed. The sewer and water services were discussed.

Motion to recommend approval of the Flying J Concept Plan by Melby, seconded by Weiss. Motion carried.

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- **Review and Revise Zoning Codes**

Angi reviewed the changes that were being made and also showed a comparison to the Hackman site. In the B-5 Highway Business District, green space needs to be reviewed and possibly lower than 40%. More landscaping could be a possibility as an addition. Parking ordinance was discussed and should be clarified. Angi would recommend eliminating the parking requirements in our Business Districts as we have a separate parking ordinance.

Motion to amend the green space requirements for B-1 at 35%, B-2 at 3-%, B-3 unchanged, B-4 at 35% and B-5 at 25%, eliminate the parking and loading spaces and refer to our parking ordinance by Melby, seconded Weiss. Motion carried.

Motion to adopt the items for B-1, B-2, B-3, B-4, B-5 that is in yellow on exhibit “A” by Weiss, seconded by Stork. Motion carried.

Motion to adjourn at 9:05 PM by Dull, seconded by Stork. Motion carried.

Doreen Kruschke, WCPC, CMTW

Village Clerk/Treasurer