

Village of Roberts
Plan Commission Meeting Minutes

March 1, 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, Jay Newton and Willard Moeri.

Absent: Nathan Stork.

Visitors: Terry Dull, Bill Derrick, Angi Goodwin, Jason Raverty, Patty Johnson, Todd Dolan, Jason Raverty, Jeff Millin, Ivan Hackman, Chuck Knoeck, Marge Wolske, Jim Moenke, Patty Robertson, Aiden Tharp, Deidre Johnson, Eric Salomonsen and Brad Alsup.

- **Building Inspector Report – Reviewed**
- **Business Plan of Operation – Laptop Chips LLC**

Erik Salomonsen presented his plan of business.

Motion to recommend approval of the Business Plan of Operation for Laptop Chips LLC by Melby, seconded by Dull. Motion carried.

- **Sign Variance for Hackman Town & Country – Chuck Knoeck**

Need an additional 20 square feet for the size of the sign. They would like it large enough to be able to read in passing. The message part of the sign is what is increasing the size. The sign would be smaller than Miller's Corner sign. The sign would be 25 feet high and 70 square feet.

Motion to recommend approval of the sign variance for Hackman Town & Country by Newton, seconded by Melby. Motion carried. 4-Aye, 2-Nay (Weiss/Tharp)

- **Flying J/Pilot Site Plan**

Angi Goodwin reviewed her comments.

1. Design comps need to be submitted when reviewed for 70th Avenue.
2. Reviewed all B-5 Highway Business District codes in conjunction of the site.
3. Storm water management requirements are met.
4. Fire Chief needs to review the plans.

Green space requirements were discussed. Environmental issues were discussed.

Motion to recommend approval of Flying J/Pilot Site Plan at the NW corner of I-94, Highway 65 and 70th Avenue by Weiss, seconded by Newton. Motion carried. Aye – 5, Nay -1 (Tharp).

- **Flying J/Pilot Developer's Agreement**

The agreement cannot be finalized without the DOT finalization.

1. Diesel Exhaust Fluid (DEF) – define
2. Site plan, building plan approval and variance for signs pending
3. Impact fee – Waive – Flying J is willing to pay the other parts except water, sewer and transportation.

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1. Sanitary Water and Sewer – Waiver of impact fees for water and sewer and easement agreements.
2. Intersection Improvements – Improvements for STH 65/70th Avenue. Village needs to be included with the agreement for DOT and PTC. Clarification on payments to DOT through Village for PTC.
3. Road Ban – clarify where
4. Utilities and street will be Village owned and inspected
5. Contact of Village for water
6. Record drawings
7. Electronic CSM
8. Village signature

Motion to recommend approval of Developer's Agreement for Flying J with all Angie's comments being addressed and impact fees for water/sewer/transportation deferred by Weiss, seconded by Dull. Motion carried. Aye – 5, Nay – 1 (Tharp)

- **Flying J/Pilot Sanitary Sewer and Water Extension Review**

Angie's comments were reviewed. Discussed extending casing pipes to the east through intersection of 70th Avenue/STH 65.

Motion to recommend approval of the Sanitary Sewer and Water Extension with Angie's comments addressed by Melby, seconded by Tharp. Motion carried. Aye – 5, Nay – 1 (Tharp)

- **Rezoning Crane I for U.S. Mineral/Black Diamond Project from B-3 General Business to M-3 Industrial**

Motion to recommend rezoning Crane I for U.S. Mineral/Black Diamond Project from B-3 General Business to M-3 Industrial by Melby, seconded by Weiss. Motion carried. Aye – 5, Nay-1 (Tharp).

- **Crane I/U.S. Mineral Certified Survey Map**

Angi's comments were reviewed. The right-of-way of 70th Avenue needs to be dedicated to the public. A section corner needs to be marked.

Motion to recommend approval of Crane I/U.S. Mineral Certified Survey Map by Melby, seconded by Dull. Motion carried. Aye – 5, Nay – 1 (Tharp)

- **Review of Industrial Zoning**

Motion to table Industrial Zoning until next meeting by Melby, seconded Weiss.

Motion to adjourn at 9:50 PM by Dull, seconded by Weiss. Motion carried.

Doreen Kruschke, WCPC, CMTW

Village Clerk/Treasurer