

Village of Roberts

Plan Commission Meeting Minutes

Thursday, April 5, 2012

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

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

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

Visitors: Jim Zeller, Jason Raverty, Joe Granberg, Gene Hollom, Bruce Haslerud, Tom Peterson, Bill Derrick, Angi Goodwin, Barry Bohman, Jeff Miller, Dale Yogan-U.S. Mineral and Terry Dull

- **Building Inspector Report – Reviewed Report**
- **Gene Hollom – Variance for Car Port for 94 Teresa**

Gene presented a sketch of his property and where the car port would be placed. He needs a variance a minimum of a three foot variance up to a possibility of ten feet.

Motion to recommend approval of a three foot variance for a car port for Gene Hollom by Weiss, seconded by Dull. Motion carried.

- **Roberts Auto Repair & Towing Addition Approval**

Tom Peterson would like to put an addition onto his building. They would be taking off the existing bays and reconstructing three new bays. The ordinance requires a 10 foot side set back. He would like to go to a zero lot line but could live with two feet off the lot line. At this time the land owner to the west has not agreed to two feet off the lot line. Tom will report next week what happens with the neighbor's family meeting.

- **U.S. Mineral Site Plan Approval**

Jason Raverty presented the site plan. There was discussion regarding the material and storage of the material. Angi Goodwin's review comments were reviewed.

1. Improvements to 70th will need to handle the truck traffic. U.S. Mineral would be willing to pay for the upgrade of 70th to the same standards as the upgrade done by County Materials per Bruce Haslerud.
2. Review of the M-3 Industrial District Zoning. The storage silos will be higher than 25 feet. They will be 40 feet and there are five silos. The warehouse and office will be 20 feet or less. There is approximately 300 feet to the right-of-way of Division Street. Screening will be required. They would be willing to build a berm with trees on 70th Avenue. Trees could be planted around the gravel surface or around the edge of the property. Landscaping may be required around main building but screening may cover it. The ordinance requires all areas to be

paved. There is limited traffic on the gravel by trucks. Bruce would be willing to extend the paved area to cover all loaded trucks and the load out area. Truck turning templates could be used to show the turning radius.

1. Storm Water Management – The Village will request copies of the wetland maps. The size of the accumulation area will be reduced to be outside of the 100 year flood event. The ponds will be privately maintained. Pretreatment needs to be addressed.

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There was discussion about giving Angi authority for final review of comments that need to be corrected. Majority feels the engineer has more knowledge and should be able to approve necessary changes. Finished plans will be provided.

Motion to recommend acceptance of the site plan for US Minerals with 2G-the proper screening, 2I - the hard surface areas to be decided, 70th Avenue upgrade and Storm Water issues approved by Angi by Weiss, seconded by Dull. Motion carried.

- **U.S. Minerals Developer's Agreement**

Angi's comments were reviewed.

1. Impact Fees – based on domestic water use without processing water. They are proposing \$4,899 at this time. They are not paying water and sewer portions at this time. The possibility of servicing with water would need to be addressed at the time of hooking up. The well would be potable and needs approval from St. Croix County. Future fees would be based on size of meter at the time of hookup.
2. Improvements to 70th Ave – U.S. Mineral will be upgrading the road to the driveway and agree if an additional driveway is added they will then upgrade to the additional driveway.
3. Covered with #1.

4-7 Requirements of final plans and maps submitted.

Willard presented a concern regarding recent problems U.S. Mineral has had with OSHA and there existence a year after detected. A representative from U.S. Minerals provided information regarding all changes that have been implemented in the company for safety issues.

Motion to recommend acceptance of the U.S. Minerals Developer's Agreement with Angi's notes and per discussions we have had and with Bill Radosevich's and Angi's final review by Weiss, seconded by Dull. Motion carried.

- **Extra-Territorial 1-Lot Subdivision – James Cave**

Motion to approve the Extra-Territorial 1-Lot Subdivision for James Cave by Tharp, seconded by Dull. Motion carried.

- **Conditional Use Permit – Chippewa Concrete Services**

Powered by electricity. Water from the Village. It is recommended to have an automatic termination date. This will be only State projects and no private will be allowed. Is currently planning on access from Highway 65 but could use 70th as a backup. 12/31/2013 as end date.

Motion to recommend approval of the Temporary Conditional Use Permit for Chippewa Concrete Services with an automatic termination date of December 31, 2013, with all Angi's issues be covered and product only for State Highway projects by Weiss, seconded by Dull. Motion carried

- **Motion** to table review of Industrial Zoning by Tharp, seconded by Dull. Motion carried.

Motion to adjourn at 10:05 by Dull, seconded by Weiss. Motion carried.

Doreen Kruschke, WCPC, CMTW

Village Clerk/Treasurer