

Village of Roberts
Plan Commission Meeting Minutes

Thursday, August 1, 2013

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

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

Absent: Marge Wolske

Visitors: Todd Dolan, Angi Goodwin – Ayres, Doug Zahler, Linda Hall, Randy Thompson, Ed Flannum, Katy Kapaun and Dora Marie Rohl.

The Plan Commission Meeting was properly noticed and posted in three locations in the Village of Roberts.

- **Building Inspector Report** – Reviewed Report – Todd Dolan

Todd explained his report and answered any questions of the Commission. Todd explained the process on the inspection for permits.

- **Annexation of County Materials**

Motion to approve annexation the 171.78 acres of County Materials to the Village of Roberts with the recovery of the five year taxes by Weiss, seconded by Melby. Motion carried.

- **Rezoning of Hazel Mackin Community Library**

Motion to rezone the Hazel Mackin Community Library lot from RD-2 to I-1 by Stork, seconded by Dull. Motion carried. Aye-5, Nay-1

- **2 – Minor Lot Subdivisions for Richard & Jan Stout**

Ed Flannum presented the plats. The lots will be used for residential. Currently they are zoned Ag/Residential.

Motion to approve the two minor lot subdivisions for Richard and Jan Stout by Stork, seconded by Weiss. Motion carried.

- **1 Lot Minor Subdivision for Wes Bzozowski**

Doug Zahler presented the plats. The lots will be used for residential. Currently the lots are zoned Ag/Residential.

Motion to approve the 1-Lot Minor Subdivision for Wes Bzozowski by Stork, seconded by Dull. Motion carried.

- **Sign Ordinance Review**

Todd Dolan commented on the difficulty of the sign ordinances. Angi helped review all the current ordinances. Discussed ground signs and the possible square footage being a maximum of 150 square feet. B-5 Highway Business District should have individual sign zoning. Set backs are confusing and somewhat restrictive. The information should probably be placed in table within the zonings.

Changes proposed:

Projecting and Ground Signs (combine into one ordinance), applies to Business, Industrial and Institutional Zones:

- Sign Size: maximum 100 square feet per sign
- Property Allowance: maximum 150 square feet per property
- Height: maximum 35 feet from street grade center line
- Distance From Other Signs: cannot be within 150 feet of another ground or projecting sign
- Side Yard Setback: 50 foot side yard setback
- Public Right-of-Way: cannot extend into

Highway Visibility Ground Sign, applies to B-5 Zone only:

- Sign Size: maximum 800 square feet per sign
- Property Allowance: one sign per property
- Height: maximum 150 feet from street grade center line (Ayres to review actual height above interstate of Flying J sign and plan commission to review at next meeting)
- Distance From Other Signs: NA
- Side Yard Setback: 50 foot side yard setback
- Public Right-of-Way: cannot extend into

Directional Signs, applies to Business, Industrial and Institutional Zones:

- Sign Size: maximum 10 square feet per sign
- Property Allowance: maximum 100 square feet per property
- Height: maximum 6 feet from street grade center line
- Distance From Other Signs: NA
- Side Yard Setback: NA
- Public Right-of-Way: cannot extend into

Billboards, applies to B-5 Zone only, no changes proposed to current requirements

Temporary signs: eliminate.

Motion to adjourn at 9:45 PM by Stork, seconded by Tharp. Motion carried.

Doreen Kruschke, WCPC, CMTW

Village Clerk/Treasurer