

Village of Roberts
Plan Commission Meeting Minutes

September 4, 2014 – 7:00 PM

The September 4, 2014 Plan Commission was called to order at 7:00 PM by President Moeri.

Meeting was properly published and noticed in three locations in the Village of Roberts.

Present: Chad Svacina, Marge Wolske, Willard Moeri, Peter Tharp, Steve Melby, and Carol Dull.

Absent: Jerry Weiss

Visitors: Angi Goodwin – Ayres Associates, Matt Heib – ACA, Todd Platt and Jim Lundberg – Dollar General

- **Review of Building Inspector Report-** Reviewed
- **Recommend Approval of Amendment to Section 70-120(4) B-1 Neighborhood Business District**

Motionto recommend approval of Ordinance 2014-7VB – Chapter 70-120(4) B-1 Neighborhood Business District by Wolske, seconded by Dull. Motion carried.

- **Recommend Approval of Amendment to Section 70-122 (6) B-3 General Business District**

Motionto recommend approval of Ordinance 2014-8VB – Chapter 70-122(6) B-3 General Business District by Wolske, seconded by Melby. Motion carried.

- **Recommend Approval of Rezoning 165.68 Acres for Crane I Holdings from B-3 General Business District to B-1 Community Business District**

Motionto recommend approval of Crane I Holding rezoning from B-3 General Business District to B-1 Community Business District by Wolske, seconded by Svacina. Motion carried.

- **Recommend Approval of CSM for Dollar General**

The developer discussed the project. They hope to start this fall and open the store by July of 2015.

Motionto recommend approval of the 1-Lot CSM for Dollar General with review approval by Ayres and contingent on drainage ditch easement on west side of property on map by Melby, seconded by Svacina. Motion carried.

- **Recommend Approval of Site Plan for Dollar General**

Angi Goodwin provided her review comments. The Commission would like a Developer's Agreement. Discussed storm water management. It meets the requirements of the WDNR. Crane I has signed an agreement with the DNR to maintain the pond until the next development is in place. Angi discussed the drainage ditch on the east side of the property that is on an "L" shaped lot. The lot does meet all requirements of B-1 Neighborhood Business District. The sign will be permitted through the building inspector. Dollar General also meets the DOT highway setback for the driveway.

Motion to recommend approval of site plan for Dollar General by Svacina, seconded by Wolske. Motion carried.

- **Recommend Approval of Business Plan of Operation for Dollar General**

Motion to recommend approval of Business Plan of Operation for Dollar General by Wolske, seconded by Dull. Motion carried.

- **Any Other Business - None**

Motion to adjourn at 7:50 PM by Dull, seconded by Tharp. Motion carried.

Doreen Kruschke, WCPC, CMTW

Village Clerk/Treasurer