

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: Chad Svacina, Katy Kapaun, Marcia Krogseng, Willard Moeri, Steve Melby and Peter Tharp, Jerry Weiss.

Absent:

Visitor: Patty Johnson, David Petersen, Bill Derrek, Mark Mitchel, Tom Beekman, Jordan Johnson

- **Review of Building Inspector Report**

Remember that Todd sends letters twice a year to outstanding permit holders to update him on where they are at on their project. We should see some of the items removed from the report in the next month or so.

- **Patty Johnson – Zoning for 206 Ash Street that is currently zoned R7.**

- Patty is looking to see if this lot is buildable and if it would follow the old guidelines. Right now, she has a potential buyer but it needs to be buildable. The builder is looking for a garage and single family residence.
- Patty thought that the existing lots were exempt if there were issues from when this was rezoned.
- Looking at most of the lots, they are all around the same size as this lot and would not conform to the zoning.
- Patty is looking that not only her lot is looked at but all zoning in this neighborhood so that the other home owners do not have to come before the board each time something happens.
- Part of the issue is that this is an older section of the Village and there are no clear property markers.
- Patty had suggested an assessors plat be done a couple of years ago, and Patty was told that she was not needed.
- This lead to discussion on how to communicate this to the homeowners to see if they are interested in paying to have this done. There are approximately 300 homes that could be effected. This would be a timely and expensive issue to resolve.
- Moeri does not think that a survey would be needed to rezone this property to R8.
- Moeri discussed having the surrounding property owners to sign off on it and that we would also need to notify the surrounding homeowners of the zoning change. The public meeting could be held at 6:30 to rezone this property followed by the plan meeting.
- Patty was given information on what is needed to rezone the property to R8.
- **Motion** to table this discussion rezoning of 206 Ash Street to RS8 by Melby, seconded by Kapaun. Motion carried.

- **St Croix Central Elementary School – Installing a sign to show where the gymnasium is located.**

- The sign is 4x4 and the ordinance only allows for 10 square feet.
- They also do not meet the setback of 10 feet from the stop sign.
- Discussion took place as to how to handle this sign.
- The visibility of the sign is concerning.

- **Motion** to table the SCC Elementary school sign until next month until next meeting with proper diagram of where the sign should be by Melby, seconded by Svacina. Motion carried.
- **Dave Peterson – Cross Lutheran Church Expansion.**
 - Dave Peterson is the new chair of the addition project for Cross Lutheran Church.
 - Breaking ground hopefully in late April. Jordan Johnson from Derrick Construction is helping with this project.
 - They brought along a plan to discuss the sewer system that they are looking to do. They are looking to hook into our sewer interceptor line. They are keeping the water system in place for the time being.
 - Jordan presented a preliminary drawing of what this project would consist of. The expansion will be on the West, East and North side of the existing building with the majority of it being on the North end of the building.
 - This project will increase the building 5000 square feet and a total of under 12,000 square feet. The parking lot will still be the same side but there are additional options available for the future.
 - The new addition will have the same finish as the existing building.
 - The majority of the north side of the building will be added classrooms. The two buildings will be connected via hallways.
- **Bill Derrick – Request to Remove the Platting of the Roberts Bypass**
 - Had meeting prior to the Plan Board Meeting with Bill and Mark to discuss this topic.
 - Bill Derrek gave a little history on the issue:
 - The proposal came in 2003. At that time, the Village ghost platted this road for future access. This would have allowed four lanes from Roberts to New Richmond bypassing Roberts.
 - 15 years later this road has not been built and does not be a priority with the Department of Transportation.
 - Derrick purchased this property before the recession. At this time the DOT was looking at the bypass and it looked like it was going to come and come quick. Derricks were willing to work with the DOT to accommodate what they were looking for to make this road happen. There was an attraction to have the jug handles on their property.
 - There are property locaters that have been interested in this site. With this bypass being part of the mapping, and no potential date of when this will be done, this eliminates Roberts from the possible list.
 - There is 35 acres of land currently not buildable because of the future road. Bill is asking to have the road unmapped so that they can move to a new plan and make this property more marketable.
 - Tom Beekman from the DOT discussed their position on this property.
 - They were looking at the development in the entire area and looking at traffic growth on the State highway that was 7% annual growth.
 - Communication with Baldwin and Roberts at the time was to ask how to get to the additional arterials if development continued.
 - The main goal was how does the community want their roadway to fully operate if we extended to our boundaries.

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- o Statutorily the department cannot map this property. There are statues in place that they would need legislative approval to study and eventually build on this property. This has not changed from fifteen years ago.
 - o Highway 65 is a controlled access highway. There is no further access allowed to this highway. DOT can also revoke access if needed.
 - o Discussed the new bridge and how this could impact traffic from New Richmond to Roberts. The thought is that if you live on the south side of New Richmond, you will continue to travel South to commute to the Cities. If you live on the North side of New Richmond, you are more likely to use the new bridge for your traffic flow.
 - o The traffic growth that is being discussed with the future road is the local traffic from the developments between Roberts to New Richmond.
 - o Not expecting any funding in the future for this road, but never say never. The project will always be on the radar because of the capacity.
 - o Discussed the thru lane that is scheduled for 2017-2018 at the corner of 70th Avenue and Highway 65.
 - o Discussed 70th Avenue and 130th Street and what should be done with them in the future to accommodate the future traffic needs.
- The village has control of what comes into this development or Roberts in general. As a Village, we need to look at the effects on the sewer, water and roads.
 - What does the Village of Roberts want to see for businesses in the new development? Are we interested in high or low traffic businesses? How do we see this traffic getting thru Roberts? Do we want this additional traffic going down Division Street by the school or is there a different way to accommodate the traffic needs?

Motion that we table this topic until we discuss with Angi from Ayres and then to Warren Township about what a future solution by Svacina, seconded by Melby. Motion carried.

- **Developers Agreement for Dick Stout and Summerfield Development.** – not discussed.
- **Any other business** - None

Motion to adjourn at 9:50 PM by Kapaun, seconded by Svacina . Motion carried.

Megan Dull
Village Clerk/Treasurer