

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, Willard Moeri, Steve Melby and Peter Tharp, Jerry Weiss.

Absent: Katy Kapaun, Marcie Krogseng,

Visitor: Pete Nusbaum, Jordan Johnson, Mike Pizzi, David Peterson, Joey Brunner, Angi Goodwin

- **Review of Building Inspector Report**
- **Joey Brunner – Plan of Business Operation Request**
 - Will work with advertising agencies and this will be to edit the video. Mostly agricultural videos.
 - Motion to approve the Plan of Business Operation Request for Joey Brunner LLC by Weiss, seconded by Tharp. Motion carried.
- **St Croix Central Elementary School – Installing a sign to show where the gymnasium is located.**
 - This sign is to make it easier for people to find where they are going for events.
 - Traffic pattern should not be bothered.
 - Joe Murtha is installing the sign and will be following the standard signs for the county.
 - This sign should be 4 to 6 feet off the ground so vehicles can see under and around it.
 - **Motion to approve installing the gymnasium sign with the variances needed by Weiss seconded by Svacina. Motion carried with Tharp opposing.**
- **Troy French – Building Permit Renewal Discussion**
 - Took out permit in 2014. Permits expire in 18 months.
 - The work is being done as money is available. After 2 1/2 years he is ready for the electrical and plumbing and insulation.
 - Discussed the notifications that he rec
 - Motion to have Troy pay for a new permit by Weiss, seconded by Melby. Motion carried.
- **Dave Peterson – Cross Lutheran Church Expansion.**
 - Mike Pizzi talked to Mike and John about the sewer right of way. Mark Hamlin will not give access to go across the property either so the church will have the Village run thru the interceptor and deed it back to the village. This will be an 8 inch water main and require two man hole covers to get this done.
 - Not a plan for the sanitary sewer plans at this point. This will be a public sewer line.
 - Discussed the impact fee and if that should be assessed or not. This is not a new building but an existing building. There will be no increase in water usage.
 - Angi has stressed that the church should be treated like all others. The only difference is the impact fee was not assessed at the time of the annexation into the village.
 - Weiss asked if there is any reason that we would not want a Developer's Agreement? This would be beneficial for both the village and the church. The Developer's Agreement would be used here because of the sewer sanitary services and this work is done under ground. The second reason would be for the impact fee it would also disclose this fee. It appears that this could be a simple agreement.

- o Discussed that the costs would be \$11,800 for both the sewer hookup and impact fees including water hookup. Also, discussed that the church would pay for the developer's agreement and the village would pay for Angi review.
- o Village needs to go to the county for a 20 foot easement for the right away for this sewer.
- o Could we annex the county right of way to the interceptor? With this being done we would not need county approval for this easement. Angi will work with John to make this happen. The church will take care of the Developer's Agreement and this will be to Angi within the two-week requirement. Need to decide where the manhole covers will go.
- **Bill Derrick – Request to Remove the Platting of the Roberts Bypass**
 - o John Bond went to a DOT meeting and the DOT assured him again that this project is not on the radar for the next 15 years or more.
 - o Moeri feels that before much of this land ever gets developed that we look at the transportation piece and what it will look like in 25 years. How we access this land within the village is in our hands.
 - o Weiss asked if we can leverage this development or their streets to accommodate with minimal impact without having to buy out so many properties. On the east/west roads we could require that they have a bigger setback to accommodate this going in. Could we force certain setbacks for minimum impact if the DOT would ever come in to take land for a road. Goodwin stated that the widest right away is usually 80 feet and DOT require about 200 - 250 which will still take developers land. You are basically doing the same thing that the DOT is doing with the ghost platting.
 - o Weiss pointed out that with the deployment plan that Derrick's brought in it would not extend Wagner Drive.
 - o Moeri reminded the group that this area is the entrance to the community and will be the entrance to Roberts.
 - o Goodwin pointed out that when we were originally working on the comprehensive plan, we discussed planning the arterial and maybe plan where the village roads were going to be. We were going to let the developers decide where the roads were going to be. Planning is good but we don't need to be locked into doing it. The Village still has power to let in the companies or size businesses that we want to let in not necessarily what is requested.
 - o Goodwood reiterated that it seems like the Village is looking for a basic transportation plan with everyone having the understanding that it is flexible and develop a local arterial plan that is flexible.
 - o **Motion** to remove the ghost plat for planning for the future by Svacina seconded by Tharp. Motion carried.
 - o Goodwin thinks that we should verify that the removal is done by both the Village and Township. Goodwin will come back with a proposal of a basic transportation planning assistance. Will put together a couple of real conceptual plans with basic ideas.
 - o Weiss commented that maybe taking Wagner Drive and extending it all the way through to 130th St and Moeri agreed that besides just North and South roads that there has to be some East and West connection made.

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- Melby commented that the only roads to go thru this development is the extension of Division Street and Wagner Drive. There will never be another on/off to 65 so everything needs to go to Wagner or TT. There will not be any more roads from 65 to 130th besides Division Street South.
- **Developers Agreement for Dick Stout and Summerfield Development.** – not discussed.
- **Any other business** - None

Motion to adjourn at 8:35 PM by Weiss, seconded by Svacina. Motion carried.

Megan Dull
Village Clerk/Treasurer