

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: Willard Moeri, Steve Melby, Jerry Weiss, Katy Kapaun, and Marcie Krogseng

Absent: Chad Svacina, Peter Tharp

Visitor: Jordan Johnson, David Peterson, Angi Goodwin, Patty Johnson and Chris Stark

- **Review of Building Inspector Report**
- **Fred and Helen Kuebker Petition for Zoning Map Amendment from RS-7 to RS-8**
Motion to approve the petition of Fred & Helen Kuebker Petition for Zoning Map Amendment from RS-7 to RS-8 for 206 W. Ash Street, by Kapaun, seconded by Melby. Motion carried.
- **Chris Stark – Business Plan of Operation**
 - This will be for a new coin/card vended laundry mat at 111 W. Main Street.
 - Hours of operation at this point is from 6:00 AM to 12:00 AM, 7 days a week. This could change due to demand.
 - Stark handed out a drawing of the layout for the laundry mat.
 - Melby asked about the drop off area and what this is. Stark commented that this is for the customer that wants to drop off and pick up finished laundry only. An attendant will do the laundry and the customer will pay for this service.
 - Stark has applied for a Peddler's Permit so that he can go door to door to ask about the need for a laundry mat in town. He is still looking to make sure that the need is here. He is trying to attract the residents that are currently either going to Baldwin, New Richmond or Hudson to do their laundry.
 - **Motion** to accept the business plan for Main Street Laundry by Weiss, seconded by Kapaun. Motion carried.
- **Cross Lutheran Church Expansion:**
 - Angi has a review memo on the site plan but this does not include a plan for the sewer plan.
 - They got a Developer's Agreement submitted a week ago to the Lawyer. Both Angi and John have reviewed this and sent their comments to the Village Attorney for review.
 - Storm water management – they are disturbing less than 1 acre so this is not needed.
 - Reviewed their zoning – generally everything is ok but need to clarify that the building will not exceed 35 feet, so this will now be ok for the memo.
 - Parking and loading space – there are not seats being added so this is ok.
 - Public Sanitary Sewer Service is still needing review. This will also need to be reviewed by St Croix County since it will be in the County right of way
 - Sanitary Sewer design is being worked on at this time.
 - Melby asked for clarification for the Developer's Agreement and the main reason for this is to clarify the fees that are being paid and also to remind them of the future impact fee for water hookup. The second reason for the Developer's Agreement is because of the public utilities being added and that they need to meet Village specs. The Engineer will need to submit a letter to the Village that it was installed according the Village specs and submitted to the State of Wisconsin.

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- o Jordan from Derrick Construction clarified that Highway TT is not being repaved next year like previously discussed. The County is only looking to extend the shoulders.
- **Other Business:**
 - o Weiss asked if there was an update on the transportation part of the Future Plan. This has not been done yet. Angi has the paperwork to do the formal process of removing this and she will work with an engineer regarding this. Willard added that the DOT is looking for three North/South roads in this development but this depends on what is going in for businesses. Angi clarified that we are trying to lay out a concept of what we would like to see if development we to come in this area of the village.
 - o Willard asked Angi where we are at with the Summerfield Development Developer's Agreement. This draft has come back from the attorney for review. Recommends that this is passed to Dick Stout for review ASAP. Continued discussion on why this is still in process and not done.
 - o Discussed the need to look at other Developer's Agreements that were put in place years ago to make sure that the Village is still protected for parts of these agreements that have not been completed yet. Also need to look at the developments around the UCC Church and Dick Pearson's property.

Motion to adjourn at 8:05 PM by Kapaun, seconded by Melby. Motion carried.

Megan Dull
Village Clerk