

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, Al Meredith, Katy Kapaun, and Marcie Krogseng

Absent: Jerry Weiss

Visitor: Peter Tharp, Oranzo Oevering, Ed Forletti, Matt Heib, Jordan Johnson, Dave Peterson and Dan Knowlton

Review of Building Inspector Report

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Extra-Territorial for St. Croix Electric Coop – being the North ½ of the Southeast ¼ of the Northeast ¼ of section 35, T29N, R18W, Town of Warren. This is on 140th Street.

- o Mark was here to discuss the need for the Extra-Territorial on the land that was purchased from David Cowles. This was missed when the permits were issued with St. Croix County. This has been approved by Warren Township already.

Motion to approve the extra-territorial for St. Croix Electric Coop by Svacina, seconded by Kapaun. Motion carried.

Developers Agreement for Summerfield Development – Dick Stout.

- o Developers Agreement has been reviewed by the village attorney, Angi and Megan. Angi does not have any issues with it just need to get the final documents together for the agreement.
- o Angi is ok with recommending approval contingent on Angi looking at the attachments for final approval and this will be ready for Monday's board meeting.
- o Kapaun asked if we receive a letter from the village attorney stating that they have recommended this document for approval. Discussed asking for a cover letter asking the attorney for approval of this agreement.
- o **Motion to approve** the Developers Agreement for Summerfield Development/Dick Stout contingent on the letter of recommendation from the village attorney and the engineering review and recommendation for approval of the exhibits by Kapaun, seconded by Melby. Motion carried.

Developers Agreement for Cross Lutheran Church

- o This has been reviewed by Angi and the Village Attorney. We should follow the same process that we are following with the other developer's agreements that we are approving with getting the letter from the Village Attorney.
- o Angi discussed that normally utilities are taken to the property line. The current land owner to the West does not the utilities and if we allow the church to only run the sanitary sewer to the middle of the lot. This would not allow the landowner to the East to connect in the future. We are looking at just over 100 feet that would need to be run to the remaining property if we require it. This service will end in the middle of the church not to the edge of the property like

we require in other developments. When the owner to the East wants to connect to the sanitary sewer will the church have to run this to the edge of their property. It is currently worded in the Developer's Agreement that if the property to the West wants to connect, there will be a reimbursement to the church to connect to the sanitary sewer. What happens to the property to the East if they want to connect. It is a matter of who pays for the 100 feet that needs to be extended in front of the church?

- o Jordan Johnson asked if the property to the east was part of the township and would this be different because they are township property? They would eventually need to either annex into the village and be required to connect or stay part of the township. There have been comments from the property owner that they will go East if there is future development and if needed.
- o Melby asked if Hamlin's house was part of the village and it is. The field and the house are part of the village but then there is a piece of land that is not. Moeri reminded the group that we have control of what comes into the village.
- o **Motion to approve** the Developer's Agreement with Cross Lutheran Church with letter of recommendation from the village attorney by Kapuan, seconded by Melby. Motion approved.

Update on Cross Lutheran Church – Dave Peterson

- o Angi reminded the group that there was a site plan approval last month because we did not have the sanitary sewer plans for review. The site plan is the exact same comments as last month.
- o In the sanitary sewer plans, there are a lot of minor things that need to be reviewed.
- o Angi is not recommending approval for the sanitary sewer plans yet.
- o The plans that were submitted only have the sanitary sewer located three feet of the right of way lines. When they construct that it will be off the right of way on private property. These either need to be 10 to 15 feet off of the right of way line so that they can trench down or secure a permanent easement from the property owner which will allow the village to make repairs if needed.
- o John Bond has not reviewed this plan yet but Angi is not liking the concept that was submitted but if John is fine with it she will be fine with it.
- o The church would need a permanent utility easement with temporary access for construction if we cannot get the line back into the public right of way.
- o County right-of-way is not showing on the plans. It appears that the plans are only using the 33 feet right of way. The County has staked this out but was not picked up on the survey.
- o The other issue is with traffic control when construction is going on. Has this been checked on with the county to see what is needed. Are you shutting down a lane of the road? Is there a detour that will need to happen?
- o Plan should be submitted to the County for approval once the plans have been approved by the board.
- o This will be reviewed with John Bond to get his input on the plans.

- o This could go to the Public Works Committee meeting next Thursday for review if needed. The final should be brought back to the Plan Board so that they can make the recommendation to the Village Board.
- o If we are going to address this on Monday night, we need a letter from the property owner granting the easement.
- o **Motion to approve** on the contingency of the items of the review being satisfied and met with the letter of approval of the easement determined by Angi on what the width is going to be from the property owner and the other engineering issues be met along with John Bond's approval for the easement by Moeri, seconded by Melby. Motion carried.

Renewal of Preliminary Plat for Rolling Meadows.

- o Original approval was done on 6/8/06. Matt Hieb is looking for an approval of the preliminary map that was approved in 2006. All permits were in place when the approval happened. They are looking for a renewal so that they can continue with the next phase.
- o Willard asked how many phases of the 7th addition there are? At this time, Matt is not sure how many there should be.
- o Angi's two big comments are that the Village code has a 24-month time frame or if it is after that time frame a new plan be submitted. One reason for the time frame is because our ordinances can change and permits are only good for a certain length of time. At this time, all the permits should also be expired. The second big issue is in 2012 the property owner tried to do a CSM for the cell tower that was up there and there is a new ordinance for this. The land where that cell tower is we really need to follow the ordinance for this. Basically, if the tower falls over, we would need a lot size of 11.5 acres to contain this. We would also need to look at wetland designation because this might have been updated.
- o Angi is recommending that we get the Village Attorneys approval for the lot size before the plan is approved.
- o If this property changes hand, the new owner needs to be aware that there is not a permanent plat right now. Also discussed the items within the developer's agreement that still need to be completed and who is going to take care of these.
- o Will meet with John Bond to discuss the options that he would like to see with E. Cheyenne until that is extended to Briarwood Boulevard.
- o There was discussion on when E. Cheyenne will be done. There is not a demand for additional townhomes so it does not make sense to put in a road at this point. Temporary access can be added or a permanent cul-de-sac with a temporary easement. Also discussed the future park and who pays for this. It was recommended that we update the Developer's Agreement with this information in it.

Any Other Business

- o Angi updated the group on the discussion she had regarding the future transportation map regarding the Derrick property.
- o Right now, it appears that the only options are to extend Wagner Drive to 130th for East/West access. There is recommendation to extend Division Street South and Cherry Lane to 70th Avenue and to also add on more North/South street between Division Street South and 130th Street.

Motion to adjourn at 9:00 PM by Melby, seconded by Svacina. Motion carried.

Megan Dull
Village Clerk