

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, Jerry Weiss, and Marcie Krogseng

Absent: Katy Kapaun

Visitor: Peter Tharp, Patty Johnson, Angi Goodwin, Cheryl Cowles, Mark Mitchel,

Review of Building Inspector Report

- o Melby asked about the different reports. Clarification was discussed.

Discussion on Public Hearing for Alvin E Johnson and Patricia Kuebker Johnson Living Trust from RS-7 to RS-8 for Lots 3, 4, 5 on W. Maple St –

- Motion to approve the change from RS-7 to RS-8 by Weiss, seconded by Svacina. Motion carried.

Joe Granberg – Extra-Territorial Approval for a one lot CSM at 70th Ave and 140th St.

- Motion to approve Extra – Territorial for a one lot CSM at 70th Ave and 140th St. by Svacina, seconded by Meredith. Motion carried.

Luke Busker Masonry, LLC – Rezoning Request for 10 acres on 70th Avenue

- Rezoning for LBM this property is currently zoned B1 and is looking to have this rezoned M3. Building a facility for stone fabrication.
- Motion to approve the Luke Busker from B1 to M3 by Melby, seconded by Weiss. Motion carried.

LBM Stone and Fabrication – Plan of Business Operations

- Motion to approve the Business Plan of Operation for LBM by Melby, seconded by Krogseng. Motion carried.

Luke Busker Masonry, LLC – Site Plan Approval

- This facility will bring the business full circle to build anything out of stone. They will be one of five in NA with this capability to do this.
- Main building is the stone fabrication shop and storing of equipment that will go into the field.
- The yard behind the building will be where all the blocks and slabs will be stored.
- They do exteriors of homes, fireplace surrounds, and signs. The building will be built with FabCon structure. This is a quick structure to build. Walls are 30 feet tall (under the 35 feet restriction). Building will be currently 160 x 150 (27,000 square feet).
- Angi asked about parking plans and loading and unloading. They are a few parking spaces for the very rare customers to stop and come in. The total number of six employees. There is a loop system for loading/unloading.
- Angi recommended showing the sign on the site plan even though it will have a separate permit needed.
- Lot size is 400 feet by 1000 feet. Discussed the draining from this land.
- Meredith questioned traffic that will be coming on/off 70th street.

- Krogseng asked about the waste from the material. This is all done with water and they are putting in a filtration system that will go into a separate room. This will make a hardened dust which will go to a containment dumpster or bin and this will be hauled away. This will be done once a month. The remnant stone will be hauled away (30 yards).
- Angi recommends a Developer's Agreement including discussing impact fees and future roads.
- Motion to table Luke Busker Masonry, LLC Site Plan Approval by Svacina, seconded by Melby. Motion carried.

Bill Derrick – Discussion of Development South of County Road TT

- Mark Mitchel from Derrick Construction and Jerry Norton with The Brookshire Company updated the committee with preliminary concepts after the future bypass was removed.
- They are committed to the North/South – East/West roads. The roadway that they are looking to add will not be next to the LBM property on 70th Avenue but instead it would be to the West more.
- Showed a concept map with the future roads added but they are still working on this layout. They are not wanting to eliminate larger buildings coming in.
- Questions were asked by the group as to how will the right of ways be dedicated, who is paying to put the roads and sewer/water in? The properties will be paid for more or less by the buyers. Moeri asked if the potential buyers are aware of the charge of the future roads to which Jerry's answer was that this will be included in the purchase price.
- Moeri asked if we should be putting a developer's agreement in place for the future roads. Derrick's are at the very early stage of this concept plan. There is a strong push that we put some form of developer's agreement in place to cover future roads and sewer/water.
- Angi handed out what a modified future land use map – looking at the future roads/transportation. The concept is the two white lines shown on the map. Angi discussed a targeted impact fee for this area that would help pay for the future roads.
- Angi's recommendation would be to protect the village with who pays for these streets. A targeted impact fee would show an estimated cost for the roads and would be assessed to the businesses buying land in this area. It was also discussed checking to see if this could be setup as a TID district.
- Angi made a recommendation that the Village, Village Attorney, Derrick's and Derrick's Attorney meet to discuss the future roads and water/sewer being added to this area before more lots are sold.

Any Other Business

- Discussed the future plans of Rolling Meadows and that there is still a potential buyer for the remaining lots. This will be an agenda item for our next meeting.

Motion to adjourn at 9:10 PM by Svacina, seconded by Meredith. Motion carried.

Megan Dull
Village Clerk/Treasurer