

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, Angi Goodwin, Bill Derrick Jr., Todd Erickson, Luke Busker, Tara Busker, Oranzo Oevering, Matt Hieb, Terry Emerson, and Jim Zeller

Review of Building Inspector Report

- Weiss commented that he liked the new format due to the report showing the total amount of dollars being used and also totals for the different types of permits that are being pulled.

Discussion on Public Hearing for

- Motion to approve the rezoning of Luke Busker property from B-1 Neighborhood Business to M-3 General Industrial District by Weiss, seconded by Svacina. Motion carried.

Site Plan approval for Luke Busker

- Made changes to the future and grading to make the site balance. They are going to grade the north part of the property. This will facilitate future growth.
- The building has also been reconfigured. Reconstruction of stalls for parking and multiple entrances/exits for getting material into and out of the property. This would be a looping action.
- The gravel area in the rear will hold outside storage items. This will mostly be materials and some larger equipment.
- The well will be installed on the Northeast corner of the building with septic going.....
- Sheet L1 shows the landscaping that will screen all of the outdoor storage area and the building.
- Moeri asked about employee parking and this will be on the southwest side of the building. They will also park in the lot and they will have strategic parking for the four areas of the building.
- Meredith asked about lighting. There will be strategic lighting off of the building and also poles in the yard. This will be for safety and other reasons. There will be lower light poles in the front.
- Goodwin has a review memo that she shared. The pond is adequately sized for the 100 year flood. This pond is also sized for future growth also. Angi asked that there be some rip rap added to this to help with cover outfall on property.
- The bigger issue is the developer's agreement with this property. The agreement needs to include.
- Derrick fully realize that they are not able to develop this land fully until there are public utilities and streets.
- There was discussion with Bill Derrick as to where the future road would go and who would pay for this.
- Angi is recommending approval based on the information in her review.

- **Motion** to approve the site plan with contingencies on the suggestions of Angis review and also contingent on the Developer's Agreement with fees included by Svacina, seconded by Weiss. Motion carried.

Bill Derrick Jr. – Discussion of Development South of County Road TT

- Bill is currently working with Matt Hieb to work on a concept drawing for this area of development.
- Looking to layout a potential sewer/water and road layout.
- We are looking to protect the village to not have to pay for the roads and sewer/water in the future with this land.
- This concept plan will be shared with the committee at the following meeting.
- Motion to table this discussion with Bill Derrick Jr until next month's meeting by Melby, seconded by Svacina. Motion carried.

Matt Hieb – Rolling Meadows 7th Addition Preliminary Plat approval

- This include all of the 7th addition but not the townhome area of Rolling Meadows.
- The layout has not changed. The only part that has changed is the extra lots are removed until the fall zone for the tower ordinance is looked at.
- They are asking for the approval of the primary plat and then come back for the final.
- Moeri asked about the walking path and this will go around the two ponds and if the trails are currently being used. There is walking traffic on the trails.
- Melby asked about the extension on E Cheyenne. Terry is looking for a person to buy this property and finish developing it.
- Angi reminded the board that this is a PUD (Planned Unit Development) area which allows for smaller lot sizes.
- The following is in the code and needs to be looked at by the Village Attorney look at. It states "property deed restrictions to include provisions for a property maintenance committee, review requirement and need".
- There was discussion regarding adding sidewalks to this area of development instead of the walking paths. The Village would still need access to the storm water ponds. Willard is asking if this is a good time to start adding sidewalks in rolling meadows. Melby asked what the reason was for not adding sidewalks to this development when it was originally developed. Instead of looking at sidewalks they wanted the trails so that you could walk and bike on them. This is why the trails are where they are. There are concerns regarding the kids waiting for the bus on the sidewalk.
- **Motion** to approve Rolling Meadows 7th Addition preliminary plat contingent on Ayres review approval by Melby, seconded Krogsgeng. Motion carried with Svacina abstaining.
- **Motion** to approve the engineering plans and specs contingent on changes to the sidewalk and path and final developer's agreement by Melby, seconded by Meredith. Motion carried with Svacina abstaining.

Motion to adjourn at 8:40 PM by Melby, seconded by Meredith. Motion carried.