

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, Jerry Weiss, Katy Kapaun, Chad Svacina, Steve Melby, Al Meredith

Absent:

Visitor: Matt Hieb, Angi Goodwin, Oranzo Oevering, Bill Halbach, Keith Duffee

**Review of Building Inspector Report**

- Sample report in the packet of outstanding permits.

**Jim – Asphalt Associates regarding installing a propane tank**

- They are looking to put in their own propane filling station to be able to file their own equipment and trucks. Propane is used for the infrared trucks to heat the asphalt. Also used on paver and hand torches. This will fill with electric pump, explosion proof, etc. There is currently power to the building that will be removed and cleaned up for this station. Having this will help them to work longer hours. These tanks are inspected annually by Beaudry along with the trucks.
- Weiss asked about the land being developed to the South of the property
- Motion to approve Asphalt Associates request to install propane tank on property by Melby, seconded by Svacina. Motion carried

**Preliminary Plat Renewal for Rolling Meadows Twin Home Area**

- The corner lot has a 40 foot setback from the front. 30 rear and 10 for sides. With the existing plans it was setup with 12 foot setbacks.
- Motion to approve the renewal of preliminary plat for Rolling Meadows Twin Home Area by Melby, seconded by Weiss. Motion carried.

**Sidewalk discussion for Rolling Meadows Twin Home Area.**

- Oevering is willing to put the sidewalks in for the twin home area as long as the village is willing to add the sidewalks at the same time so that the sidewalks do not go to nowhere. Oevering wants to see that the sidewalks go in and that by the end of 2019 that the rest of the subdivision is also done.
- Moeri discussed his stance on the sidewalks and trying to come
- Motion that the twin home area does not have to have sidewalks at this time by Melby, seconded by Svacina. Motion carried

**Discussion concerning corner lot setbacks and the non-front (side) setback requirement.**

- Discussed that the current setbacks for 30/30 for single family homes and 40/40 for twin homes. Discussed the finding from the 2001 Plan Board Meeting and Village Board Minutes showing a side setback of 12 for the non-front side of the lot.
- Motion to allow the 12 foot setback for the Rolling Meadows Twin Home Area by Moeri, seconded by Kapaun. Motion carried.

**Discussion regarding “setback” vs “yard” in our ordinances.**

- This would be to clarify what setback and yard mean once the decision is made. Look at River Falls for an example.

**Keith Duffee - Modified twin homes plan.**

- Currently being built in Prescott, Somerset, Hudson, etc. There would be a three or four foot setback where the walls would connect. It is harder to get twin homes or condos sold because of the party wall agreements.
- Goodwin asked about what the other communities are doing for their ordinances and they are still classifying them as twin homes still but no common wall.
- They currently have eight lots in Roberts in Stewart's addition that this is being proposed for. Modified Twin Homes will hold their values.
- Angi suggests that maybe the attorney should look at this and see what they say. Maybe this area needs to be rezoned for single family homes instead of twin homes.
- Angi recommends that the attorney reviews the RT-1 zoning to see if these are allowed. If the attorney is ok with this Willard would like to see the fire department look at these for their opinion.

**Any other business**

- None

**Motion to adjourn at 8:30 by Kapaun, seconded by Melby.**