

Plan Commission Meeting
Thursday, August 2, 2018

Present: Jerry Weiss, Willard Moeri, Steve Melby, Katy Kapaun

Absent: Chad Svacina

Visitors: Peter Tharp, Ron Stewart, Dale Stewart

Meeting was called to order at 7:00 PM by President Moeri

Meeting was published in the proper locations

Building Inspector Report:

- Still discussed the reports and what is available and not available.
- Todd will be here next month for the reporting topic

Discussion Regarding Mobile Home Park and allowing Campers/RV's:

- Dale stated that they are looking to add park model unit or bird houses to the trailer park. They are looking to add 20 lots for this type of housing.
- Moeri asked if this would be considered a tiny home and Dale is not sure if they would be.
- Right now, there is a limit of two campers/RV's (there is a state limit) allowed for this type of housing.
- Kapaun asked what would prevent us from having what happened at Hancock's from happening in the mobile home park?
- Stewart said that they are not looking to be a camp ground. They are looking for something more long term. They are looking to have these on the south of Teresa and on Ida Street because these are not good lots for mobile homes. Dale has looked at the licensing at the State level and according to what he read, there was a statement that said that changes can be made at the municipal level to accommodate this request.
- Discussed if we are able to tax on these lots and Clerk Dull stated that we are not allowed to assess taxes because they are not considered a mobile home. Stewart asked if there was a fee that could be assessed to make up for what is being lost.
- Kapaun stated that there are local residents that would like to have a spot to stay in the summer because they go to Florida or Arizona in the winter. Stewart does not want to be a campground.
- Clerk Dull asked if a building permit would be needed and how the unit would be secured down. This will need to be looked into.
- Kapaun asked if there are other park restrictions on these or covenants with these lots? The renter would have to sign the lease and setup the utilities with the Village. There are no restrictions for them to have laundry services in these units.
- Stewart stated that these will have to be skirted, hooked up to water/sewer, and owner occupied, etc.
- As the discussion continued there are some items that need to be clarified: What is the difference between a tiny home and park model home? Are we able to assess fees to

these lots since we might not be able to charge mobile home fees? Is a building permit required for these types of homes? Would the mobile home ordinances need to be changed to accommodate these size homes?

- Melby clarified that Stewarts are looking to see if the Village would allow them to add this type of units to the mobile home park and if so, it comes down to what the ordinance allows.
- Would also need clarification on the State level to make sure that the license is set up correctly.
- Weiss asked if this could eventually move into tiny houses and we would not have any taxation on these lots? Weiss added that he cannot see snowbirds coming here for 6 to 8 months is beneficial to the Village of Roberts. Stewart compared it to an apartment renter that we collect the property tax on this location but no other fees are assessed beyond this where the mobile home park can collect other fees.
- Moeri questioned the month to month contract but the State requires you to have an annual contract unless the tenant wants to have a monthly contract then it can be accommodated.
- Weiss asked about maintaining the lawn, etc. Stewart stated that usually the families will maintain it.
- **Motion** to table this discussion until next month so that we can get our questions answers by Weiss, seconded by Melby. Motion carried.

Discussion on Comprehensive Plan:

- Moeri brought up why we are looking to make changes to this plan.
- Warren Township is also looking at this at their Plan Board Meeting to get a feel for what should be updated.
- Once both boards are done with their wish list the two boards and residents to meet to discuss the plans.
- Weiss asked if there is any state money to help pay for this upgrade and at this time there is not money to help with this. Weiss also stated that since the township does not care about extra-territorial why should be update this? If this is in regards to the storage units, the county took the lead on this and also the Sukowaty property.
- Moeri reiterated that the current plan is outdated and needs to be updated. Moeri stated that he thinks that the future land use should be updated along with a list of other items. Moeri stated that he is not sure what the township would recommend for change but asked how much we want to pay for it.
- Kapaun brought up adding capital improvements for the library since we are looking to put money away for the future use. Since Warren Township gave money when we were building the library maybe they could help maintain it since it serves both communities.
- Discussed adding this to the budget for next year but Moeri also discussed maybe having Ayres start working on this but not bill us until 2019.
- **Motion** to table this item until next month by Kapaun seconded by Weiss. Motion carried.

Discussion on Potential Annexation of Lenny Triebold's Land into the Village:

- Moeri met with Jim Zeller and some potential buyers of this property to discuss what they were looking to do with this land. They are looking to a build senior housing facility.
- They are wanting to annex this land into the Village so that they can hook up to water/sewer; which would have to be hooked up by Flying J.
- Kapaun asked if we were to annex this into the Village would we have to annex in the shoreline of the lakes and the problems with the lakes.
- Kapaun stated that she would never discount a project that would bring housing into the Village but there are other issues that come with this. Until we develop our main street it does not pay to be a commerce for this development.
- **Motion** to decline the potential annexation of the Lenny Triebold land by Weiss, seconded by Melby. Motion carried.

Other Business:

- Luke Busker should be moving dirt shortly for his new building. He has submitted his permits to the State and is just waiting to hear back from them.
- Melby asked about the Derrek property and if the consensus was that when Bill Derrek comes in for the next sale of a lot would we make them extend the sewer/water. There is a proposed map of where the street should be, etc. Talked about the possibility of a new TID district. This will be decided when there is a demand.

Motion to adjourn at 8:50 PM by Kapaun, seconded by Melby. Motion carried.