

Plan Commission Meeting
Thursday, September 6, 2018

Present: Jerry Weiss, Willard Moeri, Steve Melby, Chad Svacina, Helen Kusilek

Absent: Katy Kapaun and Aaron Parson

Visitors: Peter Tharp, Ed Flannum, Joe Granberg, Angi Goodwin, Dale Stewart and Ashley Rens

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

Meeting was published in the proper locations

Building Inspectors Report Including Discussion with Todd Dolan on the monthly report options/concerns.

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Discussion/Approval of Business Plan of Operations for Ashley Ren's Photography.

- Looking to have photography business in her home. She specializes in newborn and maternity photo shoots.
- Motion to approve the Business Plan of Operations for Ashley Ren's Photography by Svacina, seconded by Melby. Motion carried.

Discussion/Approval of Extra-Territorial for Keith & Karen Solimar, 1144 70th Avenue, 2-lot CSM located in government lots 5 & 6 of Section 28-including part of lot 1 CSM filed in Vol. 20, Pg. 5143 Doc 815783 & 2-lot CSM located in government lot 5 of Section 28, Joseph Granberg, G/S Land Solution.

- This is property located out on 70th Avenue that joins up to the Warren Townhall ball fields. Keith is listing this land for sale and it was suggested that he divide the land into smaller lots.
- Motion to approve Extra-territorial for lots 2, 3, 4 & 5 Keith & Karen Solimar by Melby, seconded by Weiss. Motion carried.

Discussion/Approval of Extra-Territorial for Donavin Berg, 1035 70th Avenue, 2-Lot Certified Survey Map located in the NW1/4 of NW1/4 and NE1/4 of NW1/4, Section 32, being lot 9 in Vol. 27, Pg. 6148, Doc. 1017986, Edwin Flannum, Northland Surveying.

- Lot 11 is being created for the daughter to build on. This property is located on 70th Avenue and 100th Avenue.
- Motion to approve the Extra-territorial for Donavin Berg by Svacina, seconded by Melby. Motion carried.

Discussion regarding Mobile Home Park and allowing Park Model Homes into the Mobile Home Park.

- Discuss the taxation of these lots and not being able to tax them if there is not a mobile home on them.
- Dale talked about making some of this land a campground. The objection to doing this is the restrooms and garbage pickup which is currently not available. Dale would not be opposed to pursuing this to make this easier. Might need latitude from the Village to

not have to put the bathrooms in because there is a sanitary sewer hookup that run past the lots. It was clarified that this would be a State issue not a Village exception. Dale also said that there is a campground that buried a holding tank that campers dump into and the campground owner would pump it when needed.

- Moeri asked how long these are going to stay because it appears that this is a year-round home and if it is how do we keep these from freezing in the winter because the pipes are located on the outside of the building. Dale said that the city utilities are under the home and the rental agreement tells the tenant that they must provide the heat tape to protect the home. If a meter breaks it is the responsibility of the tenant to pay for the repairs.
- Angi asked how this would be planned out for a campground vs mobile home park and Dale has not thought about this in depth yet. The thought was to put them at the end of Teresa and Ida Street. The intent would be to segregate the RV units. Angi asked if we would allow this within the Village or how would this be handled. Angi recommends that this go back to the attorney for clarification.
- Clerk Dull commented that she reached out to the building inspector for his input on this topic and he referenced that these types of homes would need a building permit because they follow UDC rules.
- Weiss discussed that with allowing this as a mobile home park we are not able to tax this property, they can skip out on the bills. He asked if the Stewarts were willing to give the Village a bond and Dale could not answer that because he cannot speak for his father.
- Moeri asked about how the homes are tied down and Dale explained how a trailer needs to be secured. Dale asked how big the concrete slab would need to be and if it is this the same as what is required for mobile homes? HUD said that anything after April 1, 2007 need to be tied down and on a cement slab.
- Dale is going to look into the dual licensing to see where we can go with that.
- Motion to table allowing Park Model Homes into the mobile home park by Melby and seconded by Svacina. Motion carried.

Discussion/Approval of forming a Sidewalk Committee for future planning of sidewalk projects for the Village.

- Moeri informed the committee that we opened bids this morning for the South Division Street project and the bid came in at approximately \$118,000.00 which Ayres had estimated at just under \$70,000. Angi believes that the contractor knew that they were the only ones with plans so they bid it high on purpose because it is late in the season.
- Weiss asked if we can rebid this in the spring to get on the contractor's schedule for the following year.
- Angi stated that we could put the plans out in January to be opened in February so that we are on the contractor's radar for work.
- Moeri stated that Katy Kapaun and Cheryl Johnson are looking to put together a plan for all the streets in Roberts for a need to have access to either business, schools, etc. and making a priority list of where sidewalks should go for the entire village. Moeri is asking if there are others that are interested in being on this committee.

- Weiss asked if Rolling Meadows and the homes on Lulu Lane are bussed to school and they are. Angi clarified that just because they can be bussed does not mean that they could not walk or ride a bike to school. There is a sidewalk planned for the Summerfield development on the west side of the street. The east side will be done when that land is developed.
- Kusilek asked if there is a way that the kids can get out of Rolling Meadows either walking or riding their bikes (like looking at an underpass or overpass or sidewalk in front of the church, etc.) because they were promised this when the development went in. Both Angi and Moeri discussed that we have applied for the Safe Route to School grants and did not qualify for them even with the help of Senator Harsdorf and others from Madison. We do not qualify for anything because Madison and other bigger communities get these grants.
- Weiss stated that we need to put more pressure on the developers to add sidewalks to new development and we are trying to do that as new developments come in.
- Angi also reminded the committee that when streets are redone we have had pushback from the residents to not put them in either at public hearings or meetings and so we have taken them out of the project.
- Angi recommends looking at a primary connection (to school, stores, etc) and use impact fees to pay for these sidewalks then to identify secondary sidewalks that could be part of a street project and prioritize them.
- Willard would like this new committee to look at adding a sidewalk to at least on one side of the street before trying to get sidewalks on both side of the street.

Discussion of Comprehensive Plan and potential updates that need to be made to the plan.

- The township is working on updating their plan.
- We did not discuss this last month because of not having time to review it. Moeri stated that we need to earmark what we would like to see updated so that we can get it updated.
- Angi recommends reaching out to West Central Regional Planning to see what it would cost to do these updates.
- Melby asked how much money we have to spend to get this updated and currently there is no money set aside to do this. Moeri talked that there is money in the community planning budget that we could use for this but this is also money that is earmarked for engineering fees.
- There will be a joint Plan Commission meeting with the Township to discuss the cost and what we are willing to pay for. This is part of why we are asking for the priority list.
- Motion to table the discussion by Melby seconded by Weiss. Motion carried.

Any other business

- Weiss asked about zoning and having this updated to look at some potential issues before they come up. Angi stated that with some of the issues that have come up they have not fit in to current zoning. Svacina suggested that maybe we send a letter to neighboring communities to see what odd-ball items they have seen over the last year

that we have not seen and maybe this would give us a heads up on what to look at. Melby asked who enforces the ordinances.

- Moeri told the group that the CDA is looking to wrap up the TID district. This will be paid off in 2019. Moeri went to the CDA encouraging them to create a second TID district. There are always developers that are coming in looking for incentives to bring a business to town. Melby asked why we have not created another one already and we are limited on how much you can do and when the current one is in place we were maxed out. The advantage to the Village is we are able to use the money for infrastructure expenses. There were questions asked about the land being privately owned and being able to form a TID and we do not think that it needs to be owned by the Village to have a TID district.

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