

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, Chad Svacina, Steve Melby, Helen Kusilek

Absent: Katy Kapaun

Visitor: Angi Goodwin, and Peter Tharp

Building Inspector Report Including Discussion with Todd Dolan on the monthly report options/concerns:

- Reports were reviewed and there were no questions.

Approval of Final Plat for Rolling Meadows Twin Homes.

- Matches the preliminary plat. Angi will review and asked for PDF so that we can compare the two. Angi has asked for approval based on the lift. Motion to approve contingent on Ayres review by Svacina, seconded by Weiss. Motion carried.

David Wilken – Rezoning request for 206 W Main St from Business 3 to Multi-family.

- Bought the building 4 years ago on contract with Reid Ferguson. They are trying to change the zoning from Business 3 to multi-family. There currently is not much on Main Street to draw residents to Roberts. There is no one interested in renting a part of the building for commercial. They cannot get a commercial mortgage. They are set up for a residential mortgage if they can get it changed over. Reid does not want the building back. Wilken's are looking to upgrade the building if they owned it.
- This is the first step in the process. We would need to go to public hearing before this can be approved. Motion to recommend that the process move forward to rezone 206 W Main from Business 3 to Multi-family by Weiss, seconded by Svacina. Motion carried.

Update on Mobile Home Park and allowing Park Model Homes into the Mobile Home Park.

- Chapter 79.11 allows there to be two campers/park model homes for 8 out of 12 months per year as long as they are not advertised.
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Discussion on what Village Ordinances should be reviewed for possible changes.

- Discussed the list of what we would like to see updated.
 - Motion to update the village ordinances in the following order by Kusilek, seconded by Svacina. Motion carried.

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

- Discussion on if there are any changes that should happen and who should do this.
- First step is removing the future road and adding wording for future roads in the Derrick addition. This also leads to discussions regarding a new water tower and water/sewer being added to this area.
- Melby suggested meeting with the Town of Warren in January 2019 to discuss this topic.

Other Business

Plan Commission Meeting
Village of Roberts
Thursday, November 1, 2018

- Discussed potential for a new TID district. This would be a pay as you go situation meaning that they would pay upfront and a portion of the taxes would go back to the land owners. Moeri would also like to see some of the money go towards a new water tower, and maybe road maintenance.

Motion to adjourn at by 8:20pm by Weiss, seconded by Svacina. Motion carried.

DRAFT