

**Plan Commission Meeting
Village of Roberts
Thursday, June 6, 2019**

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: Katy Kapaun, Jerry Weiss, Chad Svacina, Steve Melby, Willard Moeri and David Wilkin.

Absent: Helen Kusilek

Visitor: Angi Goodwin, Matt Hieb, Dick Pearson and Peter Tharp

Building Inspectors Report

- The Building Inspectors Report was handed out for review

Discussion/approval of Townsedge Subdivision/Dick Pearson Preliminary Plat

- Have update the original preliminary plan slightly. The layout has not changed and neither has the uses. This is just under a sixty-acre parcel. It is currently zoned B1 in the upper corner and RT-1 for the twin home areas and RS-6 which is the remaining portion of the land. It has been submitted as a PUD which allows for smaller lot sizes which allowed for an area for storm water and ponding and additional area for greenspace. Both sanitary sewer and water comes in on the southwest corner to the subdivision. Matt thought that they would start with roadway A and run it the length of the property for the streets.
- Kapaun asked about storm water and the lake issues. Angi said the Village has one of the strictest requirements allowed for stormwater. We are requiring up to 100-year storm ditch which will protect the runoff volumes. Weiss asked about a road to 65 and originally it was anticipated to be stubbed out but not sure of the new plan with the roundabouts. Hieb will not know this until it is submitted to DOT. This would be the same as what is in Rolling Meadows that it is planned but no access at this point. If the DOT does not want it as a road it could become an outlot for something. Kapaun asked about the business area and what would potentially go there. Is it one business, stripe mall, etc.? Melby asked if someone is interested in the land would Road B or Road D be put in and it is probably road D. Angi reminded the group that if a bigger business is interested a traffic analysis could be required to see what this would mean for the Village. Meet the minimum lot size with PUD.
- Goodwin reviewed the zoning and everything meets this except under the B1 and the maximum is over what is allowed but this is not a concern. PUD allows you to reduce lot sizes but add more green space.
- Need to look for sidewalks to go to the roundabout to connect to the rest of town. 110 feet from centerline or 50 feet from right of way. Sanitary sewer was put in deeper and there may be some cost sharing to see if there is documentation for this. Angi will help look for this.

- Three different outlots mean three areas for the village to take over. Stormwater needs to be reviewed with John. Reduce wet pond area for the insect control, etc. Will need to talk pros and cons about looking to more green space that would flood when it storms but would go down and be dry most of the time. There are communities that take away curb and gutter to add ditches. Next submittal will be final plans so that it can get to the DNR and approvals.
- Weiss asked the time table for this and Hieb thinks it will be soon and Pearson would like to see it done soon. DNR is about 5 or 6 weeks out at this point so at this point it is looking at late fall or early spring!
- Kapaun thinks it looks practical and likes the sidewalks. Would like to see them go thru the middle.
- Matt asked if the village wants the whole outlot dedicated at one time or how we want to do them. Change this to green space required for PUD development.
- **Motion to approve the Preliminary Plat for Townswedge Subdivision taking into considerations from Goodwin and adding additional sidewalks by Kapaun, seconded by Weiss. Motion carried.**

Discussion/approval for Lakes Gas to make site modifications for two additional tanks.

- This would potentially add three more tanks to this property, two right away and a third within 5 years. No approvals needed. The only area of concern is making sure the Fire Department does not have any concerns regarding adding additional tanks.

Other Business

- Busker bought a business in Hudson that use to house Superior walls and moved his business here. He is looking to sell the property as is or he will build the building and rent it out in the future. Weiss asked if we would require them to add sewer and water since this property could be sold but we might be too soon for this since we said the next business to come in, we would require it so is this technically the next business.
- Discuss potential of next TID.

Motion to adjourn at 7:50 by Weiss seconded by Svacina. Motion carried.

Megan Dull,
Village Clerk/Treasurer