

**Plan Commission Meeting
Village of Roberts
Thursday, October 3, 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

Absent: Helen Kusilek, David Wilkin.

Visitor: Angi Goodwin, Steve McFarland, Linda McFarland and Peter Tharp

Building Inspectors Report

- The Building Inspectors Report was handed out for review
- Moeri discussed the various phases of development/building going on in the Village.
- Melby asked about the commercial renovation permit that showed on the report. This is actually for the McDonald's location and upgrades being done.

Discussion/approval of Business Plan of Operations for Computer Repair and Services, Joe Gillett – 106 W Main Street

- Computer repair location with other locations for drop off, etc. They will bring them to Roberts for repair.
- **Motion** to approve Business Plan of Operation for Computer Repair and Services, Joe Gillett by Svacina, seconded by Kapaun. Motion carried.

Discussion/approval with Steve McFarland and Brian Zeller for potential rezoning for the land located west of Flying J on 70th Avenue. This land is located on the South side of 70th Avenue. Looking to construct a warehouse at this location.

- Currently working out of the rail shop in North Hudson.
- Primarily business to business warehousing, receiving raw materials from suppliers all over the country to be delivered sometimes next day to manufacturers in or near the Twin Cities.
- Looking to consolidate six buildings on three campuses into one location. Average about 10 trucks today and could reach up to 20 trucks in a day.
- Discussed the need to rezone the land. The two parcels combined is approximately 42 acres. All dock doors are on the back of the building. All operations are on the 94 side of things. Currently handle some hazardous materials. No explosives strictly adhesives.
- Currently the future land use map shows that this is zoned proposed residential and proposed light-industrial. Moeri and Kapaun do not think that this is a good fit for residential. Goodwin thought that this could have been zoned this as a transitional area with Warren Township. Moeri thought that the original owners wanted a variety of land as an option for this area of development. This changed once the Flying J came into the Village. The light industrial does not allow hazardous materials and that is why they are trying to go with M-3. They would store all the hazardous materials in a central location.

Goodwin reminded the board that they should have conversations with the Township to make sure that they are on board with the proposed changes and they are aware of what is being proposed.

- Ponds count as part of the 40% green space. Water needs to be taken care of on your own property.
- Goodwin wants to remind the board that once this is rezoned M-3 it is zoned that until a new request would come in. The board needs to make sure we are comfortable with this especially with hazard materials.
- Discussed the height issues with the fire department. We are 35 feet in height and need to go to 40 feet for this building. This building would be sprinklered.
- Would need to run water/sewer to this property and McFarland is aware of this.
- Going forward we would need a height variance and also a zoning update. Could also look to see if there is grant money for new jobs created.
- Discussed that we cannot proceed with the re-zoning of this piece of land until either Steve owns it or the current owner needs to apply for the zoning change.

Discussion/approval of Driveway Ordinance Sec. 70-194 – looking at increasing the minimum width of the driveway in residential areas.

- Looking to change the ordinance to accommodate for three-car garages or the driveway at the curb to go straight down from the garage to the street. Discussed that this ordinance was probably adopted when one to two car garages were the norm; and now three car garages are normal. Discussed that our ordinance says that we issue driveway permits and that they Director of Public Works issues them but I have not seen a driveway permit since I have been here. Would work with All-Croix to see if we could piggy back this off of the building permits that they issue. If a resident has a three-car garage and wants to add an extra parking spot on the side it still needs to be a hard surface and cannot extend to the curb.
- **Motion** to recommend that we change Ordinance 70-194 to replace the wording for the width of the curb cut to match the width of the garage and to also issue driveway permits by Melby, seconded by Svacina. Motion carried.

Other Business - None

Motion to adjourn at 8:05PM by Kapaun seconded by Weiss. Motion carried.

Megan Dull,
Village Clerk/Treasurer