

Plan Commission Meeting
Village of Roberts
Thursday, November 7, 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: Helen Kusilek, Chad Svacina, Willard Moeri, Steve Melby, Dave Wilken, Jerry Weiss

Absent: Katy Kapaun

Visitor: Angi Goodwin, Joe Granberg and Peter Tharp

Building Inspectors Report

- Building Inspectors report is in the packet for review.
- Melby asked about the mobile home permits and if cement slabs were required. He also asked how many total permits were pulled in 2019.

Discussion/approval of Business Plan of Operation for Ashley Svacina Wellness LLC located at 1181 Wyoming Street:

- There is not a lot of traffic that will be generated from this most skype used.
- Offering health and wellness coaching.
- Motion to approve the Business Plan of Operation for Ashley Svacina by Melby, seconded by Kusilek. Motion carried with Svacina abstaining.

Discussion/approval of Business Plan of Operation for Central Nutrition – CJ Young located at 112 W Main Street:

- This is a shake shop that started more as a pop up shop but is now asking to expand their hours.
- They make shakes and teas with Herbalife products.
- Motion to approve the Business Plan of Operation for Central Nutrition – CJ Young by Weiss, seconded by Melby. Motion carried.

Discussion/approval of Extra Territorial for Mark and Jodie Simon located off of 70th Avenue by Joe Granberg:

- This is currently one big parcel of land that Mark and Jodie are looking to put the house on its own lot from the rest of the land. Right now the land is in corn fields.
- Motion to approve the Extra Territorial for Mark and Jodie Simon by Melby, seconded by Weiss. Motion carried.

Discussion regarding Xcel Substation off of 130th Street:

- Met with Xcel Energy this morning to discuss their plans for 130th Street. They are looking to build a new substation behind Phoenix Fixtures and buying four to six acres of land from Derricks. They are looking to upgrade the equipment but the current location has wetlands that prevents expansion there.
- Old substation will be removed.
- They will need to rezoned to I-1 which a substation is already under acceptable use. No sewer or water will need to be run to this property.
- Developers Agreement will be needed for impact fees and also possible future road construction and running of utilities if we are not able to put this against the remainder of the land in the

development so that the developer will eventually be responsible for the road that will be needed. There will be a discussion with the attorney this week to figure this out.

- Xcel is looking to have a driveway off of 130th Street until the future road is built. There will be little traffic once the substation is built. 24 foot road with a 50 foot radius.
- Next step is rezoning and site plan review.

Discussion/approval regarding Offer to Purchase on lot located at 204 W Main Street:

- We currently have an offer to purchase from the Kelly Framing for our empty lot.
- They are looking to purchase the lot to add on a building and an apartment.
- Moeri reached out to Dave Wilken who had put an offer on the lot a couple of years ago to see what his opinion was on Kelly purchasing the lot.
- Dave's concern is the possible height of the new building and the building blocking his windows to the East. He is open to them buying and building as long as it is below the window line.
- Moeri is not sure he wants more rentals on Main Street.
- Dull and Goodwin reminded the committee that per ordinance the building height can be 35 feet but there is a 10 foot side yard requirement.

Discussion/approval of adding a second driveway for County Materials:

- County Materials is looking to add a second driveway off of 70th Avenue. They would use this as an exit so that they had better traffic flows in their lot.
- They will need to see if a culvert needs to be moved or if this will work with their plan.
- Per ordinance the driveways need to be 100 feet apart. Angi will look to see where this driveway will be compared to the future Division Street South extension.
- Next step is to have County Materials submit a design plan for review.

Other Business:

- Moeri gave an update on the Waste Water Treatment Plant project.
- Discussed the intersection of Highway 65 and 70th Avenue. Appears to be back on the list with the DOT.

Motion to adjourn the meeting at 8:20 PM by Svacina, seconded by Melby. Motion carried.

Megan Dull