

Village of Roberts
Plan Commission Meeting
Thursday, February 6, 2020

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, Katy Kapaun, Steve Melby, Dave Wilkin

Absent: Helen Kusilek, Chad Svacina

Visitor: Angi Goodwin, Glenn Hall, Mike Rutan, Peter Tharp, Aaron Sundeen – Derrick Construction, Todd Radunzel

Building Inspector's Report:

The report that was requested with all permits for 2019 is in the packet as well as the current months report.

Discussion/approval of Todd Radunzel's garage request at 107 E Locust Street:

Todd is looking to add on to the back of the garage to make it more of a "L" shape. The side yard would be the same as it is now but the back of the building would be 3 feet from the back property line. Total addition added to the garage is 1,426 sq. feet. Todd has talked to the neighbors around him and they are fine with what his plans are. Moeri ask Kapaun if the Library would have an issue with it? The properties are looking good and he is looking to add to this. He will need to go to Zoning Board of Appeals for final approval. Motion to approve garage request to go to the Zoning Board of Appeals by Melby seconded by Kapaun. Motion carried.

Discusssion/approval of Harris Rebar Certified Survey Map and Site Plan by Russ Kiviniemi of Cedar Corp for the land off of 130th Street.

They are looking to purchase land next to the railroad tracks off of 130th street which is within the Village limits. This rail park is one of the few in the area. There are a couple of issues that have come up along the way.

Harris Rebar is a reinforced steel company. Had branch in the Twin Cities and Menomonie WI. They supply all over. They are looking to consolidate Menomonie and Minneapolis into one location in Roberts. Most of the mat

Material comes in by rail. They fabricate it and ship it to the job site. This facility will still work well to serve the Twin Cities areas still. They are looking to hire so that they are ready to go right away. Melby asked about # of employees to start and they are looking at 24. They are looking at two shift if not three.

They are looking at 10 acres. The rail will go into part of the building and there will be a switch located by the property. The low part of the site is the southwest corner. Part of the grading plan is the finished floor grading and elevations are dictated by the rail. There will be some offsite sanitary sewer and water extensions. They are looking at a combination of rain gardens and storm water ponds.

Brian Christianson will discuss floor plan. The building is 49,500 square feet of 300 x 165ft. 32 feet and overall height is 39 feet which is over the ordinance of 35 feet. This will have a lot of natural light. The 39 feet is still a work in progress but will need to figure out. There will be a loading area on the west side. All cranes will be inside. This is the cause of the height needing to be the height. County is 35 feet. The fire protection is also part of this. Moeri asked if the height would be a problem for the fire department and Mike Rutan is fine with the building and asked about sprinkler systems. There will be sprinklers in the office.

Goodwin is asking about looped water main and because of pressures and flows. This is a lot of water not moving. This would be a John Bond issues. This is not intended to be looped at this time until there is more need. Fire Department would like to see the hydrant closer to 130th so that it has easier access. There will be an easement needed for all site sanitary sewer and water. It will be on the North side of the Harris Rebar building.

Hanson asked the number of truck per day. Right now it will be about 5 to 7 trucks until the rail is in and then it will be 4 to 5. Definitely wants to stay away from TT and 70th. Hanson wants to make sure that the truck traffic stays north and goes to Highway 12.

Goodwin reviewed her comments regarding this project.

Sanitary sewer – these are going to be public. Need clear drawing, easements, etc. All manageable but need to look at finding manholes, hydrants, etc. Looped water main – we recommend that this is looped. If this is not looped what Paul thinks about risk of not having fire protection, etc. This would be planned in the future but until there is more development we don't have these answers. Angi asked about developer's agreement and if there would be two agreements. Right now this would only be with Harris and the Village and not include Derrick. Angi thought there would be two developers' agreements one with Harris and one with Derrick. There is a lot of information that is still needed to. April construction for the building and the rail is probably a year (next spring). Specs for public improvements.

130th street improvements. When this was first discussed it was planned to have roads internally but they are looking at 130th street for traffic. They are proposed to not improve the roads at this time. Half of 130th is Village and the other is Township. Moeri would like to see that this is upgrade along the property line for both sides of the road if it is ripped up. If it is not there is nothing to repair. Moeri does not see a need to rebuild the road from the rail to Hwy 12. US Minerals built up a road before they opened but County Materials was after. Also discussed road restrictions in the spring and what the weight limits would be.

Moeri asked about Derrick's building this road and assessing it back to the future property lines. Moeri thinks that there majority of the damage that is done is done because they driveway is not properly built. It is more of a 90 degree radius for turning.

Need an agreement as to what needs to be done to 130th street in developer's agreement. The Township and Village will not share the cost of repairing this property.

Motion to approve moving the height variance to the Zoning Board of Appeals by Kapaun, seconded by Melby. Motion carried.

Discussion/approval of 204 W. Main Street and how to proceed with this lot.

Discussion needs to be had as to what we to allow on Main Street. Are we going to entertain having residential housing as part of our Main Street or are we going to try to get businesses in? Melby is not opposed to residential houses on Main Street since Main Street is not really a business district. Kapaun thinks that Main Street could be revised especially with the school still on Division St and the extension of Division St South. Discussed Main Street and the potential of making it look better to attract businesses. Motion to recommend to the Village Board that 204 W Main be put to bid with opening at March 9th meeting by Melby, seconded by Kapaun. Motion carried.

Motion to adjourn at 9:20 pm by Weiss, seconded by Wilkin. Motion carried.

Megan Dull

Village Clerk